

Public Document Pack



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Mr Richard Parry Jones, BA, MA.
Prif Weithredwr – Chief Executive

CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL
Swyddfeydd y Cyngor - Council Offices
LLANGFNI
Ynys Môn - Anglesey
LL77 7TW

Ffôn / tel (01248) 752500
Ffacs / fax (01248) 750839

RHYBUDD O GYFARFOD	NOTICE OF MEETING	
PWYLLGOR GWAITH	THE EXECUTIVE	
DYDD LLUN 14 GORFFENAF 2014 10:00 o'r gloch	MONDAY 14 JULY 2014 10.00 am	
SIAMBR Y CYNGOR SWYDDFEYDD Y CYNGOR LLANGFNI	COUNCIL CHAMBER COUNCIL OFFICES LLANGFNI	
Pennaeth Dros Dro Gwasanaethau Democrataidd	Mr Huw Jones 01248 752 108	Interim Head of Democratic Services

Annibynnol/Independent

R Dew, K P Hughes, H E Jones and Ieuan Williams (Cadeirydd/Chair)

Plaid Lafur/Labour Party

J A Roberts (Is-Gadeirydd/Vice-Chair) and Alwyn Rowlands

Heb Ymuno / Unaffiliated

A M Jones (Democratiaid Rhyddfrydol Cymru / Welsh Liberal Democrats)

COPI ER GWYBODAETH / COPY FOR INFORMATION

I Aelodau'r Cyngor Sir / To the Members of the County Council

Bydd aelod sydd ddim ar y Pwyllgor Gwaith yn cael gwahoddiad i'r cyfarfod i siarad (ond nid i bleidleisio) os ydy o/hi wedi gofyn am gael rhoddi eitem ar y rhaglen dan Reolau Gweithdrefn y Pwyllgor Gwaith. Efallai bydd y Pwyllgor Gwaith yn ystyried ceisiadau gan aelodau sydd ddim ar y Pwyllgor Gwaith i siarad ar faterion eraill.

A non-Executive member will be invited to the meeting and may speak (but not vote) during the meeting, if he/she has requested the item to be placed on the agenda under the Executive Procedure Rules. Requests by non-Executive members to speak on other matters may be considered at the discretion of The Executive.

Please note that meetings of the Committee are filmed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this webcast will be retained in accordance with the Authority's published policy.

A G E N D A

1 DECLARATION OF INTEREST

To receive any declarations of interest from any Member or Officer in respect of any item of business.

2 URGENT MATTERS CERTIFIED BY THE CHIEF EXECUTIVE OR HIS APPOINTED OFFICER

No urgent matters at the time of dispatch of this agenda.

3 MINUTES (Pages 1 - 6)

To submit for confirmation, the minutes of the meeting of the Executive held on 9th June, 2014.

4 MINUTES - CORPORATE PARENTING PANEL (Pages 7 - 12)

To submit for information, the draft minutes of the Corporate Parenting Panel held on 2nd June, 2014.

5 THE EXECUTIVE'S FORWARD WORK PROGRAMMME (Pages 13 - 26)

To submit a report by the Interim Head of Democratic Services.

6 MEDIUM TERM FINANCIAL PLAN & REVENUE BUDGET 2015/16 (Pages 27 - 32)

To submit a report by the Interim Head of Function (Resources).

7 CAPITAL PROGRAMME 2015/16 (Pages 33 - 56)

To submit a report by the Interim Head of Function (Resources).

8 CONSTITUTIONAL CHANGES - FAMILY ABSENCE REGULATIONS (Pages 57 - 64)

To submit a report by the Head of Function (Council Business)/Monitoring Officer.

9 CONSTITUTIONAL CHANGES - REMOTE ATTENDANCE (Pages 65 - 68)

To submit a report by the Head of Function (Council Business)/Monitoring Officer.

10 ANNUAL REPORT OF THE DIRECTOR OF SOCIAL SERVICES (Pages 69 - 188)

To submit a report by the Director of Community.

Please note that meetings of the Committee are filmed for live and subsequent broadcast on the Council's website. The Authority is a Data Controller under the Data Protection Act and data collected during this webcast will be retained in accordance with the Authority's published policy.

- 11 OLDER ADULT SOCIAL CARE ACCOMMODATION OPTIONS - CYBI** (Pages 189 - 232)
To submit a report by the Director of Community.
- 12 OLDER ADULT SOCIAL CARE OPTIONS - AMLWCH AND LLANGFNI** (Pages 233 - 314)
To submit a report by the Director of Community.
- 13 SCHOOLS MODERNISATION - LLANNAU** (Pages 315 - 330)
To submit a report by the Director of Lifelong Learning.
- 14 MODERNISATION OF EDUCATIONAL PROVISION** (Pages 331 - 342)
To submit a report by the Director of Lifelong Learning.
- 15 LOCAL HOUSING STRATEGY 2014-2019 - DRAFT** (Pages 343 - 374)
To submit a report by the Head of Housing Services.
- 16 HRA SUBSIDY REFORM** (Pages 375 - 384)
To submit a report by the Head of Housing Services.
- 17 NEW NUCLEAR BUILD SUPPLEMENTARY PLANNING GUIDANCE** (Pages 385 - 704)
To submit a report by the Director of Sustainable Development.
- 18 PLANNING PERFORMANCE AGREEMENT CHARTER** (Pages 705 - 720)
To submit a report by the Chief Planning Officer.
- 19 EXCLUSION OF THE PRESS AND PUBLIC** (Pages 721 - 722)
To consider adoption of the following:-

“Under Section 100(A)(4) of the Local Government Act 1972, to exclude the press and public from the meeting during discussion on the following item on the grounds that it may involve the disclosure of exempt information as defined in Schedule 12A of the said Act and in the attached Public Interest Test”.
- 20 DISPOSAL OF FORMER LLANSADWRN SCHOOL/COMMUNITY CENTRE** (Pages 723 - 726)
To submit a report by the Head of Service (Environment & Technical Services).

This page is intentionally left blank

THE EXECUTIVE

Minutes of the meeting held on 9 June 2014

- PRESENT:** Councillor Ieuan Williams (Chair)
Councillor J Arwel Roberts (Vice-Chair)
- Councillors R Dew, K P Hughes, A M Jones, H E Jones and Alwyn Rowlands
- IN ATTENDANCE:** Chief Executive,
Director of Sustainable Development,
Director of Lifelong Learning,
Director of Community,
Head of Adults Services,
Interim Head of Resources (Finance)/Section 151 Officer,
Interim Head of Democratic Services,
Policy & Strategy Manager (CWO) (Item 5),
Interim Accountancy Services Manager (BHO) (Items 7 & 8),
Revenues & Benefit Manager (GJ) (Item 6),
Group Accountant (BD) (Item 7),
Project Director (Major Projects) Highways (AR),
Finance Project Officer (Social Services) (SLT) (Item 9),
Committee Officer (MEH).
- ALSO PRESENT:** Councillors Ann Griffith (Item 9), John Griffith (Items 7 & 8),
Llinos M. Huws (Item 12), R. Llewelyn Jones (Items 9, 12 & 13), R.G.
Parry OBE (Item 8), R. Meirion Jones (Item 11).
- APOLOGIES:** None

1 DECLARATION OF INTEREST

Councillor J. Arwel Roberts declared a personal interest in Item 12 and took no part in discussion or voting.

Councillor R.LI. Jones declared a personal interest in Item 12. He was allowed to raise questions in respect of the item.

2 URGENT MATTERS CERTIFIED BY THE CHIEF EXECUTIVE OR HIS APPOINTED OFFICER

The Chief Executive stated that he has approved a visit to Japan by 3 representatives from the County Council as part of the Energy Island programme.

3 MINUTES

The minutes of the meeting of the Executive held on the 19th May, 2014 were confirmed as a true record.

RESOLVED that the minutes of the meeting of the Executive held on the 19th May, 2014 be confirmed as a true record.

4 THE EXECUTIVE'S FORWARD WORK PROGRAMME

Submitted – The report of the Interim Head of Democratic Services seeking approval for the Executive's updated Work Programme for the period from July 2014 to February 2015.

The Interim Head of Democratic Services noted that 2 additional items had been included within the Forward Work Programme :-

Item 11 – Older Adult Social Care Accommodation Options – Cybi

Item 12 – Older Adult Social Care Accommodation Options – Amlwch and Llangefni

It was noted that both items will be discussed by the relevant Scrutiny Committee at the first instance.

RESOLVED to confirm the update Forward Work Programme for the period June 2014 – January 2015.

5 THE WELSH LANGUAGE SCHEME MONITORING REPORT

Submitted – the report by the Interim Head of Democratic Services seeking the Executive's approval to the annual Welsh language monitoring report and to authorise its submission to the Welsh Language Commissioner by 30 June, 2014.

RESOLVED to accept the 2013/14 monitoring report and to approve its submission to the Welsh Language Commissioner.

6 POLICY ON COUNCIL TAX REDUCTION SCHEME FOR PENSIONERS 2014/15

Submitted – the report by the Interim Head of Function (Resources)/Section 151 Officer in relation to the above.

The Portfolio Holder (Finance) reported that the County Council's scheme to help pensioners reduce their Council Tax will be for the period of 2014/15 only.

RESOLVED to approve the County Council's scheme for 2014/15.

7 CAPITAL BUDGET 2013-14 OUT-TURN

Submitted – the report of the Interim Head of Resources (Finance)/Section 151 Officer in relation to the above.

RESOLVED to note the report.

8 REVENUE BUDGET 2013-14 - PROVISIONAL OUT-TURN

Submitted – the report of the Interim Head of Resources (Finance)/Section 151 Officer in relation to the spending against service and corporate budgets.

RESOLVED to note the report.

9 COMMUNITY/HOME CARE SERVICE PROVISION

Submitted – the report of the Director of Community in relation to the above.

The Portfolio Holder (Housing & Social Services) stated that to ensure a better and broader range of services for more people, there will have to be changes to the way services are being delivered. He noted that he wished it to be recorded that he will be monitoring the provision carefully and will ask for the related performance indicator to be monitored within the corporate scorecard.

Councillor Ann Griffith stated that she had concerns regarding the Community/Home Care Service Provision as she wished to see the best provision for the people of Anglesey. She considered that the full County Council should have the opportunity to discuss this important provision. Councillor R.LI. Jones reiterated the concerns in respect of this provision.

The Director of Community responded that detailed analysis of the Community/Home Care Service provision has been undertaken to ensure that the service is sustainable and provides support for individuals to make choices about their own future care requirements. The CSSIW regulates all aspects of social care using regulations and national minimum standards set out by Welsh Government.

RESOLVED

- **to endorse the proposal that the provision of home care services be split on the basis of 70% to be provided externally and 30% to be provided 'in-house'.**
- **that the related performance indicator will be monitored on the corporate scorecard.**

10 OPTIONS IN RELATION TO SECURING IMPROVEMENTS TO THE A5025 TO FACILITATE THE DEVELOPMENT PROPOSALS OF HORIZON NUCLEAR POWER

Submitted – the report of the Head of Service (Environmental and Technical Services) in relation to informal discussions with Horizon Nuclear Power over the last 12 months on a number of issues which include their intentions to undertake/fund construction and improvements to the A5025.

RESOLVED

- **to note the discussions to date with Horizon Nuclear Power (HNP) in relation to potential construction and improvement works required to the A5025 to facilitate construction and operation of the proposed new nuclear power station at Wylfa.**
- **to authorise Officers to progress discussions with HNP to establish the most appropriate approach to ensuring delivery of the works required to the A5025 including investigating working in partnership with HNP and discussing and working up a framework under which an agreement might proceed.**

- **to note that any partnering/joint working arrangement progressed under the above will be brought back to the Executive for consideration before it is entered into by the Council.**

11 LOWERING THE AGE OF ADMISSION TO LLANFAIRPWLL SCHOOL

Submitted – the report of the Director of Lifelong Learning seeking Executive approval to commence the process of consultation on the proposal to lower the age of admission at Ysgol Llanfairpwllgwyngyll.

RESOLVED that authority be given to Officers to consult on the proposed lowering of the age of admission at Ysgol Llanfairpwll.

12 INCREASING THE COST OF SCHOOL MEALS

Submitted – the report of the Director of Lifelong Learning in respect of increase required to be implemented in the cost of school meals from September 2014.

Councillor Llinos M. Huws expressed concern that some families will be unable to afford such increase. Some families who do not qualify for free school meals are already dependent on food bank. Councillor R.LI. Jones reiterated the concerns in respect of this increase in the cost of school meals.

The Director of Lifelong Learning responded that the cost of school meals on Anglesey compares favourably with other counties. The County Council has not increased the cost of school meals since September 2012.

RESOLVED that a 10p per school meal increase be implemented from September, 2014.

13 PROPOSAL TO DEAL WITH A SCHOOL BUDGET DEFICIT

Submitted – the report of the Director of Lifelong Learning to seek the agreement in principle of the use of reserves to support the budget recovery plan at Ysgol Uwchradd Caergybi. The proposal involves the planned use of Lifelong Learning reserves to support the school's budget recovery plan to be implemented over a 3 year period.

RESOLVED to agree to the planned use of Lifelong Learning reserves to support the budget recovery plan at Ysgol Uwchradd, Caergybi.

The meeting concluded at 11.15 am

**COUNCILLOR IEUAN WILLIAMS
CHAIR**

CORPORATE PARENTING PANEL

Minutes of the meeting held on 2 June, 2014

- PRESENT:** Mr Richard Parry Jones (Chief Executive) (Chair)
- Councillor Ieuan Williams (Council Leader & Portfolio Member for Education)
Councillor Ann Griffith (Corporate Scrutiny Committee)
Councillor Dylan Rees (Partnership & Regeneration Scrutiny Committee)
Mr Douglas Watson (Chair, Anglesey Foster Carers' Association)
Mrs Gwen Carrington (Director of Community)
Mrs Delyth Molyneux (Head of Learning)
Glyn Hughes (Interim Principal Corporate Parenting Officer)
Deiniol Williams (LAC Team Manager)
Deborah Stammers (Child Placement Team Leader)
Heulwen Owen (LAC Education Liaison Officer)
Llinos Edwards (LAC Nurse)
Alison Jones (NYAS)
Ann Holmes (Committee Officer)
- APOLOGIES:** Councillor Kenneth Hughes (Portfolio Member for Housing & Social Services), Sue Willis (BCUHB), Anwen Huws (Head of Children's Services), Mrs Rona Jones (IRO), Natalie Woodworth (Principal Operations Officer), Mr Mair Read (SEN Officer), Sean McClearn (Leaving Care Co-ordinator), Llio Johnson (CYPP)
- ALSO PRESENT:** Llinos Parry (Fostering Recruitment & Marketing Officer) (for item 4)
-

1 DECLARATION OF INTEREST

No declaration of interest was received.

2 MINUTES

The minutes of the previous meeting of the Corporate Parenting Panel held on 10th February 2014 were presented and confirmed as correct.

3 MATTERS ARISING

The following matters were raised –

- A Member said that she had requested information at the previous meeting regarding children and young people lost in care who may be the victims of, or who are at risk from trafficking and/or sexual exploitation specifically in relation to the processes which determine when should the relevant local authority cease to pursue such cases. The Director of Community said that there is currently a workstream on a regional basis aimed at harmonising arrangements with those of the North Wales Police Service with regard to dealing with children and young people who go missing from care so the subject matter is being addressed and it is a question of reporting back on developments.

It was agreed to note the position.

ACTION ARISING: Director of Community to provide the Panel at its next meeting with information regarding the process and protocol for dealing with children and young people lost in care including collaborative links with other agencies.

A Member sought clarification of the position with regard to providing free gym membership for the looked after population. The Director of Community confirmed that discussions with the Leisure Service are ongoing on this matter and that these are focused on seeking a way forward that will accommodate competing priorities, for example the Leisure Service's need to meet income targets and the general pressures of diminishing resources. Members emphasised the Authority's corporate parenting duties towards the children and young people in its care meaning a collective responsibility across services to safeguard and promote the interests, wellbeing and life chances of Looked After Children and Young People. The Director of Community said that although the wish is to achieve a resolution of this matter, the details remain to be worked through with the services concerned.

It was agreed to note the position.

ACTION ARISING: Director of Community to provide the Panel at its next meeting with an update on the progress of the discussions.

4 FOSTERING RECRUITMENT STRATEGY

Ms Llinos Parry, the Fostering Recruitment and Marketing Officer provided the Panel with a visual presentation on the aims and objectives of the Fostering Recruitment Strategy along with background information about the local looked after population on Anglesey, the current pool of local authority foster carers and the extent of the interest in fostering over the previous three years. The Fostering Recruitment and Marketing Officer highlighted the key considerations in relation to the Strategy which is divided into two thematic parts - Recruitment and Retention and the specific challenges relating to those two dimensions.

In the discussion that ensued the Panel debated the reasons why foster carers leave the Authority's service; the loss of experience which that might entail and the sustainability of the recruitment strategy. Questions were also asked about the Authority's performance as regards the number of children in its care who have to be looked after away from their communities because there is no appropriate placement for them close to home as well as the extent of the bilingual provision. In terms of sustainability, the Interim Principal Corporate Parenting Officer said that as the Authority reduces its use of independent fostering placements, the resulting savings will be used to provide additional support for the Authority's foster carers.

Mr Douglas Watson, Chair of the Anglesey Foster Carers' Association spoke from the perspective of foster carers and highlighted the following as matters that are causing them concern:

- Insufficient support leading to feelings of isolation, vulnerability and low morale.
- Lack of corporate recognition for Foster Carers reflected by the fact that the Payment of Skills scheme has not been revised since 1998 making foster carers feel undervalued and unappreciated particularly in comparison with independent foster carers leading to the perception of a two tier system.
- The need for a Foster Carers' Charter to confirm and enshrine the Authority's commitment to its Foster Carers.

The Interim Principal Corporate Parenting Officer said that the issues raised by Foster Carers are being addressed via the Foster Carers' Forum which was launched in February as a channel whereby Foster Carers can have more direct input into decision making within the service. Specific concerns are being dealt with via three working groups which have been established under the Forum to look at a Foster Carers' Charter, a Foster Carers' Handbook and a review of the payment structure for Foster Carers. The Director of Community emphasised that the service is sensitive to the sentiments of Foster Carers and is keen to enhance the Authority's engagement with them in the interests also of placement stability on Anglesey. A strategy is emerging that will form a platform for resolving the issues that have been raised.

It was agreed to note the information along with the points raised.

NO FURTHER ACTION ARISING

5 REPORT OF THE INDEPENDENT REVIEWING OFFICER

The report of the Independent Reviewing Officer for Quarter 4 of 2013/14 was presented for the Panel's consideration. The report provided a statistical overview of the looked after population on Anglesey during the fourth quarter along with the issues affecting this population and the service response to them.

The Interim Principal Corporate Parenting Officer highlighted the main considerations from the report in relation to performance management; the number of children and young people currently being looked after which although subject to fluctuations has shown a pattern of steady decline over the past year; the nature of the placements made and the reasons why the children and young people are currently looked after by the Authority. The Officer referred to the key messages garnered from young people from their reviews. The general message is that the young people concerned seem to be unenthused by their reviews and many find them boring. In addition identifying suitable venues for conducting reviews continues to be problematic.

The Panel considered the information presented and highlighted the following matters –

- Members sought clarification and reassurance regarding the case of one young person whose behaviour had proved to be challenging and whose care plans had been subject to constant change. The Officers explained that as a result of discussions the continuation of the young person's current placement has been secured thus avoiding an out of county placement and there is cross agency input to the case. The LAC Team Manager confirmed that the best outcome has been achieved in the circumstances.
- Looked After Children and Young People's participation in review meetings. It was emphasised that there must be a continuation of efforts to ensure Looked After children's involvement in their review meetings bearing in mind that they are individuals with distinct needs and not a homogenous group and that these meetings need to be held in an environment in which the children and young people feel comfortable and confident enough to participate.

The NYAS Senior Advocate said that the report does not provide sufficient detail regarding the number of children and young people who have attended reviews and whether they have been offered an advocacy service. She pointed out that the child should always be the focus of these meetings. The Interim Principal Corporate Parenting Officer emphasised that a review is essentially a process and not a meeting. The Director of Community said that the service has a dual responsibility in terms of review and participation and that it needs to reflect on ways of facilitating the discharge of that responsibility and how current arrangements might be hindering that process.

It was agreed to accept the report and to note its contents.

NO FURTHER ACTION ARISING

6 SERVICE REPORTS

6.1 The report of the LAC Team Manager for Quarter 4 2013/14 was presented for the Panel's consideration.

The LAC Team Manager highlighted the fact that statutory visits continue to average over 90% for the quarter. The service is however committed to further improving the process. He confirmed that he had been in contact with two North Wales authorities in relation to their policies for funding care leavers as had been requested at the previous meeting and that the Leaving Care Co-ordinator would now broaden that inquiry to include the remaining authorities prior to reviewing Anglesey's policy. It was also intended that the Leaving Care Co-ordinator should report fully on the implementation of the Lost in Care Action Plan to the next meeting. The Officer also drew attention to a thematic inspection by CSSIW at the beginning of May which was a nationwide inspection of a specific age group that has displayed a defined set of at risk behaviours or specific vulnerabilities. Overall the feedback for Anglesey has been positive with the Authority deemed to have shown improvements since the previous inspection.

The Director of Community said that the service has made significant progress in terms of improving its processes and procedures and that the next challenge is for it to be more ambitious

for its Looked After children and young people; to raise the expectations for them and to focus on qualitative aspects of the service.

It was agreed to accept the report and to note its contents.

ACTION ARISING: Leaving Care Co-ordinator to report to the next meeting on the implementation of the Lost in Care Action Plan.

6.2 The report of the LAC Education Liaison Officer for Quarter 4 2013/14 was presented for the Panel's consideration. The report covered matters in relation to school attendance and the provision of personal education plans along with matters of concern and examples of good practice.

The Panel considered the report and highlighted the following matters –

- The length of time taken to provide an educational psychologist's report in an adoption case which in turn led to a delay in the Court process which it was felt posed an unacceptable risk. It was emphasised that cases involving vulnerable children need to be prioritised by the Educational Psychology Service. It was questioned whether the case in point was an exception or whether it reflected a systemic weakness that required attention.
- The need on a corporate level to minimise disruption to Looked After children's lives and their education through having to move schools because of a change of placement.

The LAC Education Liaison Officer said that the adoption case above and the considerations around the late report had been discussed with the Head of Learning in her previous role.

It was agreed to accept the report and to note its contents.

NO FURTHER ACTION ARISING

6.3 The report of the LAC Nurse for Quarter 4 2013/14 was presented for the Panel's consideration. The report documented performance against a number of Health PIs which it was noted continue to be stable, and provided information on the health of the Looked After population and related matters.

The Panel considered the information presented and discussed possible avenues of funding for the proposed group venture aimed at training and informing children, care leavers, foster carers and parents about nutrition and cooking. The Director of Community suggested the Community Directorate as the first point of contact to establish whether the initiative qualifies for core funding.

It was agreed to accept the report and to note its contents.

NO FURTHER ACTION ARISING

6.4 The report of the Child Placement Team for Quarter 4 2013/14 was presented for the Panel's consideration.

The Child Placement Team Leader drew attention to the following points –

- The position with regard to enquiries from prospective foster carers, the sources from which the expressions of interest arose and the recruitment activity undertaken.
- The position with regard to the number of assessments of new mainstream foster carers and Friend and Family carers.
- Training provided.
- The CSSIW Inspection of the Fostering Service conducted in mid-February which was a focussed inspection on the quality of Care, as well as Leadership and Management aspects of the service. The definitive report is awaited and will be made available to the Panel.
- Team Restructure which was undertaken to better address the challenges facing the service.
- The establishment of the Foster Carer Forum aimed at enhancing foster carers' involvement in the development of the service.

The Panel deemed it important that it should receive feedback from the Foster Carers' Forum in order to monitor the steps taken to address any issues arising and it was agreed that this should be provided via an annual report by the Chair of the Forum.

It was agreed to accept the report and to note its contents.

ACTION ARISING: Child Placement Team Leader to arrange for the Chair of the Foster Carers' Forum to provide the Panel with an annual report on the Forum's activities.

7 NYAS INDEPENDENT ADVOCACY OFFICER

A report by the NYAS Senior Advocate for Quarter 4 2013/14 was presented for the Panel's consideration.

The Senior Advocate reported on the referrals made to NYAS during the quarter and she highlighted the following points:

- An increase in the number of referrals including those made by Social Workers which is a positive trend.
- The predominance of referrals relating to child protection meetings. The Officer suggested that there needs to be more referrals from the LAC Social Work Team; the After Care Social Work Team and the Children with Disabilities Social Work Team. Work to improve this situation and to raise awareness of advocacy amongst professionals and to ensure that advocacy is being promoted is ongoing.
- That progress has been made in planning participation sessions with children and young people on Anglesey with a view to delivering 6 sessions over the next financial year. The Officer said that the lack of interest shown by the LAC population in participation stems in part from a feeling of being overburdened by meetings and in part from a wish to be regarded as normal rather than feeling they are defined by the fact they are in care.

The Officer provided a detailed analysis of the 18 cases that had been closed from the perspective of the nature of the advocacy support given.

The Panel acknowledged the challenges involved in improving participation whilst at the same time being receptive to the feelings of looked after children and young people who want to be treated in the same way as their contemporaries outside the care system. It was recognised that alternative ways of enhancing engagement with the LAC population which are more discreet need to be explored and discussed.

It was agreed to accept the report and to note its contents.

NO FURTHER ACTION ARISING

8 ANY OTHER BUSINESS

No other business was considered.

9 NEXT MEETING

Noted as 3:00 p.m. on Monday, 8th September, 2014.

**Mr R.P.Jones, Chief Executive
Chair**

This page is intentionally left blank

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	The Executive
Date:	14 July 2014
Subject:	The Executive's Forward Work Programme
Portfolio Holder(s):	Cllr Ieuan Williams
Head of Service:	Lynn Ball Head of Function – Council Business / Monitoring Officer
Report Author: Tel: E-mail:	Huw Jones, Interim Head of Democratic Services 01248 752108 JHuwJones@anglesey.gov.uk
Local Members:	Not applicable

A –Recommendation/s and reason/s
<p>In accordance with its Constitution, the Council is required to publish a forward work programme and to update it regularly. The Executive Forward Work Programme is published each month to enable both members of the Council and the public to see what key decisions are likely to be taken over the coming months.</p> <p>The Executive is requested to:</p> <p>confirm the attached updated work programme which covers September 2014 – April 2015;</p> <p>identify any matters subject to consultation with the Council's Scrutiny Committees and confirm the need for Scrutiny Committees to develop their work programmes further to support the Executive's work programme;</p> <p>note that the forward work programme is updated monthly and submitted as a standing monthly item to the Executive.</p>

B – What other options did you consider and why did you reject them and/or opt for this option?

-

C – Why is this a decision for the Executive?

The approval of the Executive is sought before each update is published to strengthen accountability and forward planning arrangements .

D – Is this decision consistent with policy approved by the full Council?

Yes.

DD – Is this decision within the budget approved by the Council?

Not applicable.

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	The forward work programme is discussed at Heads of Service meetings ('Penaethiaid') on a monthly basis (standing agenda item). It is also circulated regularly to Corporate Directors and Heads of Services for updates.
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	
9	Local Members	Not applicable.
10	Any external bodies / other/s	Not applicable.

F – Risks and any mitigation (if relevant)	
1	Economic
2	Anti-poverty
3	Crime and Disorder
4	Environmental
5	Equalities
6	Outcome Agreements
7	Other
FF - Appendices:	
The Executive's Forward Work Programme: September 2014 – April 2015.	

G - Background papers (please contact the author of the Report for any further information):
Previous forward work programmes.

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: September 2014 – April 2015

Updated: 1 July 2014



The Executive's forward work programme enables both Members of the Council and the public to see what key decisions are likely to be taken by the Executive over the coming months. It includes information on the decisions sought and who the lead Officers and Portfolio Holders are for each item.

The Executive's draft Forward Work Programme for the period **September 2014 – April 2015** is outlined on the following pages.

It should be noted, however, that the work programme is a flexible document as not all items requiring a decision will be known that far in advance and some timescales may need to be altered to reflect new priorities etc. The list of items included is therefore reviewed regularly.

Some matters identified in the forward work programme may be delegated to individual portfolio holders for approval.

Reports will be required to be submitted from time to time regarding specific property transactions, in accordance with the Asset Management Policy and Procedures. Due to the influence of the external market, it is not possible to determine the timing of reports in advance.

* Key:
Strategic – key corporate plans or initiatives
Operational – service delivery
For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: September 2014 – April 2015

Updated: 1 July 2014

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
1	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		8 September 2014	
2	Corporate Scorecard – Quarter 1, 2014/15 Category: Strategic	Quarterly performance monitoring report.	Deputy Chief Executive	Bethan Jones Deputy Chief Executive Cllr Alwyn Rowlands	1 September 2014	8 September 2014	
3	2014/15 Revenue and Capital Budget Monitoring Report – Quarter 1 Category: Strategic	Quarterly financial monitoring report.	Deputy Chief Executive	Clare Williams Head of Function - Resources Cllr Hywel Eifion Jones	1 September 2014	8 September 2014	
4	Constitutional Changes – Appeals Committee Terms of Reference Category: Strategic	Approval.	Deputy Chief Executive	Lynn Ball Head of function – Council Business / Monitoring Officer Cllr Alwyn Rowlands		8 September 2014	9 October 2014
5	Constitutional Changes – Contract Procedure Rules Category: Strategic	Approval.	Deputy Chief Executive	Lynn Ball Head of function – Council Business / Monitoring Officer Cllr Alwyn Rowlands		8 September 2014	9 October 2014

Page 17

* Key:

Strategic – key corporate plans or initiatives

Operational – service delivery

For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: September 2014 – April 2015

Updated: 1 July 2014

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
6	Constitutional Changes – Policy Framework Category: Strategic	Approval.	Deputy Chief Executive	Lynn Ball Head of Function - Council Business / Monitoring Officer Cllr Alwyn Rowlands		8 September 2014	9 October 2014
7	Constitutional Changes – Council Procedure Rules Category: Strategic	Approval.	Deputy Chief Executive	Lynn Ball Head of Function - Council Business / Monitoring Officer Cllr Alwyn Rowlands		8 September 2014	9 October 2014
8	Constitutional Changes – Scrutiny Procedure Rules Category: Strategic	Approval.	Deputy Chief Executive	Lynn Ball Head of Function - Council Business / Monitoring Officer Cllr Alwyn Rowlands		8 September 2014	9 October 2014
9	Constitutional Changes – Democratic Services Committee Category: Strategic	Approval.	Deputy Chief Executive	Lynn Ball Head of Function - Council Business / Monitoring Officer Cllr Alwyn Rowlands		8 September 2014	9 October 2014
10	Standing Orders – Chief Executive Category: Strategic	Approval.	Deputy Chief Executive	Lynn Ball Head of Function - Council Business / Monitoring Officer Cllr Alwyn Rowlands		8 September 2014	9 October 2014

Page 18

* Key:

Strategic – key corporate plans or initiatives

Operational – service delivery

For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: September 2014 – April 2015

Updated: 1 July 2014

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
11	Establishment of a North Wales Regional Safeguarding Children Board Category: Strategic	Approval.	Community	Anwen Huws Head of Children Services Cllr Kenneth P Hughes	Date to be confirmed.	8 September 2014	
12	Llawr y Dref – options for the future Category: Operational and Strategic	To approve the strategic direction prior to consultation with tenants.	Community	Shan L Williams Head of Housing Services Cllr Kenneth P Hughes		8 September 2014	
13	Affordable Housing Category: Strategic	For information, as requested by the Finance Portfolio Holder (as per Executive minutes - 21.10.13).	Community	Shan L Williams Head of Housing Cllr Kenneth P Hughes	Date to be confirmed.	8 September 2014	
14	Schools Modernisation – Holyhead Area Category: Strategol	To agree the way forward following the formal consultation.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		8 September 2014	
15	Schools Modernisation – Rhosyr Area Category: Strategol	Authority to go out to consultation.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		8 September 2014	
16	Môn/Gwynedd Building Control Integration Category: Operational	Support the proposed joint working arrangements.	Sustainable Development	Jim Woodcock Head of Planning and Public Protection Cllr J Arwel Roberts		8 September 2014	

* Key:

Strategic – key corporate plans or initiatives

Operational – service delivery

For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: September 2014 – April 2015

Updated: 1 July 2014

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
17	Waste Management Strategy Category: Strategic	Approval of strategy for adoption by Full Council.	Sustainable Development	Dewi Williams Head of Environment and Technical Cllr Richard Dew		8 September 2014	9 October 2014
18	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		20 October 2014	
19	2015/16 Budget Category: Strategic	To begin dialogue on the Executive's intentions.	Deputy Chief Executive	Clare Williams Head of Function - Resources Cllr Hywel Eifion Jones		20 October 2014	
20	Smarter Working Project Category: Strategic	Approval of full business case.	Deputy Chief Executive	Bethan Jones Deputy Chief Executive Cllr Alwyn Rowlands	To be confirmed.	20 October 2014	
21	Customer Service Excellence Project Category: Strategic	Approval of full business case.	Deputy Chief Executive	Bethan Jones Deputy Chief Executive Cllr Alwyn Rowlands	To be confirmed.	20 October 2014	
22	Youth Service Category: Strategic	Options for the future delivery of the youth service.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		20 October 2014	

* Key:

Strategic – key corporate plans or initiatives

Operational – service delivery

For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: September 2014 – April 2015

Updated: 1 July 2014

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
23	Disabilities Strategy Category: Strategic	To submit ideas as to how to respond to needs.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		20 October 2014	
24	Deposit Local Development Plan Category: Strategic	For comment / support before submission to the Joint Planning Policy Committee.	Sustainable Development	Jim Woodcock Head of Planning and Public Protection Cllr J Arwel Roberts		20 October 2014	
25	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		3 November 2014	
26	Libraries Service Review Category: Strategic	Options for future service delivery.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cyng Ieuan Williams		3 November 2014	
27	Cultural Services Review Category: Strategic	Options for future service delivery.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		3 November 2014	

* Key:

Strategic – key corporate plans or initiatives

Operational – service delivery

For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: September 2014 – April 2015

Updated: 1 July 2014

Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
28	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		1 December 2014	
29	Corporate Scorecard – Quarter 2, 2014/15 Category: Strategic	Quarterly performance monitoring report.	Deputy Chief Executive Bethan Jones Deputy Chief Executive Cllr Alwyn Rowlands	24 November 2014	1 December 2014	
30	2014/15 Revenue and Capital Budget Monitoring Report – Quarter 2 Category: Strategic	Quarterly financial monitoring report.	Deputy Chief Executive Clare Williams Head of Function - Resources Cllr Hywel Eifion Jones	24 November 2014	1 December 2014	
31	2015/16 Council Tax Base Category: Strategic	Calculation and setting of the Council Tax Base for the Isle of Anglesey County Council and the Town and Community Councils.	Deputy Chief Executive Clare Williams Head of Function - Resources Cllr Hywel Eifion Jones		1 December 2014	
32	County Council's Response to Horizon Nuclear Power's Pre-Application Category: Strategic	Approval of response.	Sustainable Development Arthur Owen Director of Sustainable Development Cllr J Arwel Roberts		1 December 2014	

Page 22

* Key:

Strategic – key corporate plans or initiatives

Operational – service delivery

For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: September 2014 – April 2015

Updated: 1 July 2014

Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
33 2015/16 Budget Category: Strategic	To finalise the Executive's initial draft budget proposals for consultation.	Deputy Chief Executive	Clare Williams Head of Function – Resources Cllr Hywel Eifion Jones		15 December 2014	
34 The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		12 January 2015	
35 Schools Modernisation – Rhosyr Area Category: Strategic	To agree the way forward following the informal consultation.	Lifelong Learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		12 January 2015	
36 2015/16 Budget Category: Strategic	Adoption of final proposals for recommendation to the County Council	Deputy Chief Executive	Clare Williams Head of Function - Resources Cllr Hywel Eifion Jones	Corporate: 13 Jan 2015 Partnership: 14 Jan 2015 Democratic: 29 Jan 2015	9 February 2015	26 February 2015
37 The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		16 February 2015	

Page 23

* Key:

Strategic – key corporate plans or initiatives

Operational – service delivery

For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: September 2014 – April 2015

Updated: 1 July 2014

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
38	Corporate Scorecard – Quarter 3, 2014/15 Category: Strategic	Quarterly performance monitoring report.	Deputy Chief Executive	Bethan Jones Deputy Chief Executive Cllr Alwyn Rowlands	10 February 2015	16 February 2015	
39	2014/15 Revenue and Capital Budget Monitoring Report – Quarter 3 Category: Strategic	Quarterly financial monitoring report.	Deputy Chief Executive	Clare Williams Head of Function - Resources Cllr Hywel Eifion Jones	10 February 2015	16 February 2015	
<i>March 2015 onwards</i>							
40	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		16 March 2015	
41	Common Allocations Policy Category: Strategic	Adoption of new Common Allocations Policy.	Community	Shan L Williams Head of Housing Cllr Kenneth P Hughes		16 March 2015	
42	The Executive's Forward Work Programme Category: Strategic	To update the work programme.	Deputy Chief Executive	Huw Jones Interim Head of Democratic Services Cllr Ieuan Williams		20 April 2015	

* Key:

Strategic – key corporate plans or initiatives

Operational – service delivery

For information

THE EXECUTIVE'S FORWARD WORK PROGRAMME

Period: September 2014 – April 2015

Updated: 1 July 2014

	Subject and * Category (Strategic / Operational / For information)	Why the decision is sought from the Executive	Lead Department	Responsible Officer/ Lead Member & contact for representation	Pre-decision / Date to Scrutiny	Date to Executive	Date to Full Council
43	Schools Modernisation – Rhosyr Area Category: Strategic	To agree the way forward following the formal consultation.	Lifelong learning	Dr Gwynne Jones Director of Lifelong Learning Cllr Ieuan Williams		20 April 2015	

* Key:

Strategic – key corporate plans or initiatives

Operational – service delivery

For information

This page is intentionally left blank

ISLE OF ANGLESEY COUNTY COUNCIL	
REPORT TO:	EXECUTIVE COMMITTEE
DATE:	14 JULY 2014
SUBJECT:	MEDIUM TERM FINANCIAL PLAN AND REVENUE BUDGET 2015/16
PORTFOLIO HOLDER(S):	CLLR H E JONES
HEAD OF SERVICE:	RICHARD MICKLEWRIGHT
REPORT AUTHOR:	RICHARD MICKLEWRIGHT
TEL:	2601
E-MAIL:	RichardMicklewright@anglesey.gov.uk
LOCAL MEMBERS:	

A - Recommendation/s and reason/s	
The Executive is invited to note and adopt the report.	
B - What other options did you consider and why did you reject them and/or opt for this option?	
Not applicable.	
C - Why is this a decision for the Executive?	
The matter is delegated to the Executive.	
CH - Is this decision consistent with policy approved by the full Council?	
The matter is delegated to the Executive.	
D - Is this decision within the budget approved by the Council?	
The decision relates to the setting of the annual budget.	
DD - Who did you consult? What did they say?	
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)
2	Finance / Section 151 (mandatory) S151 Officer report.
3	Legal / Monitoring Officer (mandatory)
4	Human Resources (HR)
5	Property
6	Information Communication Technology (ICT)
7	Scrutiny
8	Local Members
9	Any external bodies / other/s
E - Risks and any mitigation (if relevant)	
1	Economic
2	Anti-poverty
3	Crime and Disorder
4	Environmental
5	Equalities
6	Outcome Agreements
7	Other
F - Appendices:	
FF - Background papers (please contact the author of the Report for any further information):	

INTRODUCTION

This report provides background to the delivery of the Council's Revenue budget for 2015/16 and sets out key features for the delivery process.

In 2014/15, the Council has a revenue budget of £155m gross; £126m net excluding the HRA. Savings targets reported to Members during 2013/14 were :-

	£m
2014/15	6.5
2015/16	5.1
2016/17	5.0
	16.6

As part of the budget setting for 2014/15, a savings efficiency schedule was adopted and successful compliance with the budget for this year is dependent to an extent on achievement of those savings. In summary, the savings schedule required the delivery of £6m of cost reduction.

ASSUMPTIONS

In revising the Council's Medium Term Financial Plan and, hence, its savings target, a number of assumptions have to be made on key variables. These are set out below :-

Inflation	An inflation rate of 2.5% has been assumed for the purchase of goods and services apart from energy which is 10%. It needs to be borne in mind that inflation as experienced by an organisation such as the Council will differ from the RPI which is essentially a measure of domestic inflation.
Pay Award	A pay award of 1% for all employees has been built into the projections.
Interest Rates	Interest rates have been at an historical low for a very considerable period of time and while there is speculation that they may rise at some undefined point in time, no increase can be predicted with confidence and the assumption has been made, therefore, that there will be no increase in the near future.
Fees and Charges	The review and setting of fees and charges has been delegated to services. There is evidence that this has not been as effective as it might have been. Comprehensive analysis and discussions with departments about what is achievable will be carried out and a further report brought to Members.
Council Tax	Calculations have been based on a provisional assumption of a Council Tax rate of 5% for 2015/16 and 2% for following years.
Government Grant	A reduction of 4.5% has been assumed for the coming round. This equates to £1.5m. A further reduction of 1.5% for following years has been assumed.
Growth	Given that the Council has to achieve significant savings, the MTFP has been calculated on the basis that budget growth for services will, in general, not be permitted. Clearly, in limited situations, budgets are demand-led and, in other limited situations, growth may be unavoidable for various reasons. The budget projections produced in due course will include a schedule of growth terms for Members' consideration and, in the absence of Member approval on a case by case basis, will not be incorporated in budgets. Externally driven growth items over which the Council has no control currently include the following.

Teachers Pensions	Contributions are increasing from 14.1% to 16.2% from September 2015. This is a national scheme over which the Council has no control. The cost of this will be £255k in 2015/16 which represents $\frac{7}{12}$ th to reflect the school year. The full year effect is £437k.
NI	An adjustment to NI employers' contributions comes into effect from April 2015 with the effect increasing by £70 per employee. The cost of this will be £229k.

PROCESS AND TIMETABLE

The key dates in the production of the 2015/16 budget are November/ December 2014 when a draft budget for consultation purposes will need to be presented to the Executive, and February/March 2015 when the finalised budget and the setting of Council Tax will be considered by the Executive and full Council.

Papers to be presented to Members in November/December will include :-

- i) Draft revenue budget projections;
- ii) Schedule of fees and charges;
- iii) Schedule of reserves and balances;
- iv) Schedule of growth possibilities;
- v) Schedule of savings to be delivered.

The Housing Revenue Account will also be reported in that report. The proposed capital programme for 2015/16 interacts with the revenue budget and will also be reported, albeit as a separate report.

A number of strands of activity are being implemented to identify possible savings for Members' consideration. All proposals will be centrally collated and brought to Executive in due course. These include:-

- (i) **Service Challenges**
These are already under way and will allow Members to challenge Heads of Service in a cost-cutting and service delivery context. It will also potentially identify cross-cutting issues that can be beneficially addressed but which are not service specific.
- (ii) **Employees Suggestions**
In any organisation the most detailed knowledge of what opportunities exist are in the heads of its employees and it is proposed to tap into that knowledge via a budget suggestion scheme process co-ordinated through the Resources Function.
- (iii) **Budget Reviews**
All budgets and performance against them over recent years will be reviewed by accountants and any recurring indication that budgets can be adjusted without detriment to service delivery will be reported.
- (iv) **Subjective Reviews**
Traditionally, budgets are looked at on a service by service basis. However, they will also be examined on a cross-cutting basis across the Council as a whole and any potential procurement or reorganisation advantages identified. Some issues have already been identified under service challenges.
- (v) **Zero Based Budgeting (ZBB)**
ZBB has the potential to yield significant savings in many organisations and proposals will be brought forward to introduce a programme of these. It has to be accepted that ZBB, if done properly, is a labour intensive process and cannot readily be done for the Council as a whole. The proposals will, therefore, focus on identifying a number of service areas where it could be piloted.
- (vi) **Other Projects**
There are a number of other pieces of work already under way aimed at, e.g. transformational change or better procurement that should deliver financial benefits. These will continue on their respective timetables but any financial benefits identified will be incorporated in budget figures.

RESERVES AND BALANCES

The Council needs to review its reserves and balances as the number of reserves operated by the Council is large, more so than is normally the case, and some of them are for relatively small amounts. There is also a need to review the minimum level of balances and a report on this will be brought forward in September.

DEPUTY S151 OFFICER

Under the provisions of S114 of the Local Government Finance Act 1988, the Council is required to have a Deputy S151 Officer. Nomination of the Deputy is, in law, a matter for the S151 Officer. Notwithstanding this, the Council has not had a Deputy S151 Officer for some time due to the Accountancy Service Manager post being unfilled.

With the appointment of Bethan Hughes Owen to the post on an interim basis, the Executive is invited to note that Mrs Owen has now been nominated as the Council's Deputy S151 Officer.

**Medium Term Financial Projections as per Settlement 14/15
Council Tax Increase of 5%, Welsh Government Reduction 4.5%**

	2014/15 £'000's	2015/16 £'000's	2016/17 £'000's	2017/18 £'000's
Current / Revised Spending Levels B/F	129,253	126,420	123,806	123,045
Inescapable Pressures:				
Schools Inflation and Protection	172	172	0	0
Teachers' Pension Adj. Sept 2015 onwards	0	255	182	0
NI Rebates @£70 per employee	0	229	0	0
Capital Financing and Interest	598	173	173	173
Identified Pressures	567	0	0	0
Council Tax Reduction Scheme		400	400	0
Income Increases:				
Employees 1% Pay Award	74	75	72	73
Cost Increases	2,792	2,416	2,564	2,620
Contribution to reserves	-500	0	0	0
Forecast Other Budget Changes:				
Budget Re-alignment	-975	0	0	0
Job Evaluation	1,300	700	525	
Severance Contingency	-1,000			
General Contingency	-57	0	0	0
Other Growth	459			
Non achievement of previous year's targets 10%		625		
Total Changes to Base spending levels	3,430	5,045	3,916	2,866
Revised Spending Levels C/F	132,683	131,465	127,722	125,911
Financed By:				
Welsh Government	-96,432	-92,093	-90,711	-89,351
Council Tax	-29,262	-30,988	-31,607	-32,239
Outcome Agreement Grant	-726	-726	-726	-726
Total Funding including the use of Reserves from Previous years	-126,420	-123,806	-123,045	-122,316
Additional savings needed to balance budget or additional use of reserves	6,263	7,659	4,678	3,595

This page is intentionally left blank

ISLE OF ANGLESEY COUNTY COUNCIL

REPORT TO:	EXECUTIVE COMMITTEE
DATE:	14 JULY 2014
SUBJECT:	CAPITAL STRATEGY 2014 AND CAPITAL PROGRAMME
PORTFOLIO HOLDER(S):	CLLR H E JONES
HEAD OF SERVICE:	RICHARD MICKLEWRIGHT
REPORT AUTHOR:	RICHARD MICKLEWRIGHT
TEL:	2601
E-MAIL:	RICHARDMICKLEWRIGHT@ANGLESEY.GOV.UK
LOCAL MEMBERS:	

A - Recommendation/s and reason/s		
<p>(a) Approve the Capital Strategy attached; (b) Note the figures on available capital funding and approve the provisional figure of £3.953m for planning purposes for the 2015/16 Capital Programme.</p>		
B - What other options did you consider and why did you reject them and/or opt for this option?		
C - Why is this a decision for the Executive?		
The matter is delegated to the Executive.		
CH - Is this decision consistent with policy approved by the full Council?		
The matter is delegated to the Executive.		
D - Is this decision within the budget approved by the Council?		
The decision relates to the setting of the budget by the Council.		
DD - Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	S151 Officer report.
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	
E - Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	
F - Appendices:		
Appendix A – Capital Strategy		

BACKGROUND

The purpose of the report is to seek the adoption of a Capital Strategy for the Council and to agree a provisional figure to be used as a basis for starting the process for agreeing a Capital Programme for the coming years.

CAPITAL STRATEGY

The Council has not had a formal Capital Strategy for some time and the adoption of one now would enhance the Council's financial management process.

The Capital Strategy is attached as Appendix A. In summary, it sets a process for identifying and putting forward for Member consideration a schedule of possible capital schemes for the coming year but set in the context of how the proposed schemes help to deliver the corporate priorities (or other statutory requirements) that Members' have set for the Council.

The Strategy also requires that regular reporting be brought before Members so that there is full transparency and appropriate governance agreements around the delivery of agreed Capital schemes.

CAPITAL FUNDING

In the past, the Council has agreed a Capital Programme as an annual event, akin to the Revenue Budget, with each year being taken in isolation of other years.

The Capital proposals being brought forward will change this to a more medium term planning arrangement that looks ahead over the coming few years. This accords better with the nature of capital schemes, which often run over more than one financial year due to issues of size and/or complexity.

A schedule of possible schemes for Members to consider for implementation from 1 April 2015 will be developed over the summer and will be presented to the Executive in late summer or early autumn broadly in time with this timetable for setting the revenue budget also.

The Council's Capital Programme is funded from:-

- (a) Capital grants;
- (b) Capital receipts (i.e. sales of assets);
- (c) Revenue contributions; and
- (ch) Borrowing.

Any proposed schemes brought forward to Executive later will include details of any specific capital grants, revenue contributions by the service or borrowing where they are relevant to the funding of any proposed scheme.

The potential funding available for allocation to capital schemes at this time are as follows over the years 2015/16 to 2018/19.

	2014/15 £000	2015/16 £000	2016/17 £000	2017/18 £000	2018/19 £000
General Capital Grants	0	1355	1355	1355	1355
Capital Receipts	479	408	380	460	0
Revenue Contributions	0	0	0	0	0
Leisure Improvement Reserve	196	0	0	0	0
Supported Borrowing	0	2190	2190	2190	2190
Total Funding available for Allocation	676	3953	3925	4005	3543

Below is a table showing the External Borrowing for the Authority from 2009 to present:-

	Total external borrowing £'000
31 March 2009	90,122
31 March 2010	97,615
31 March 2011	102,608
31 March 2012	96,103
31 March 2013	96,097
31 March 2014	89,590
NB: All borrowing was from the PWLB	

The Leisure Improvement Reserve is a reserve that has been built up on the years for improvements to leisure centres. Supported borrowing relates to the funding of new schemes into the future and pending a decision on scheme approvals has been based on previous years' experience.

ASSETS

The following information was received from Property Services:-

Currently, operational assets may become available over the next few years through the reorganisation of services and the Property service will need to be equipped to process any surplus property in order to provide the best commercial realisation of its asset for the benefit of the Authority.

Presently, the Property service faces numerous challenges when attempting to dispose of assets for best consideration, due to the intervention of local community groups, councils and individuals who wish to retain these buildings for community purposes and uses.



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

CAPITAL STRATEGY 2014

Isle of Anglesey County Council
County Offices
Llangefni
Anglesey
LL77 7TW

Telephone: 01248 750057

Fax: 01248 752696

CONTENTS

- 1. Introduction and Context**
 - 1.1 Introduction**
 - 1.4 Corporate Framework**
 - 1.7 Corporate Vision**

- 2 Corporate Asset Policy**
 - 2.1 Corporate Property Asset Objectives**

- 3 Preparing the Capital Programme and Allocating Capital Resources**
 - 3.3 Bidding Process**
 - 3.9 Option Appraisals**
 - 3.13 Corporate Priorities**
 - 3.15 Compliance with Statute and Regulations**
 - 3.17 Funding the Scheme**
 - 3.18 The impact of the Scheme on the Revenue Budget**
 - 3.20 Project Management**

APPENDICES

- Appendix A Capital Bid Form**
- Appendix B Terms of Reference of Corporate Land & Built Assets Group**

1. INTRODUCTION AND CONTEXT

Introduction

- 1.1** This document sets out the Isle of Anglesey County Council's (IOACC) approach to the management of its property assets and the allocation and management of capital resources. By effective management of property assets the Council aims to have the right space, at the right time, in the right place and at the right cost to properly support its Corporate Priorities and Objectives.
- 1.2** Primary responsibility for the Asset Management and Capital Strategy falls to the Strategic Leadership Team (SLT) and the Capital Programme Group (CPG) which are chaired by the Chief Executive and Head of Function (Resources) respectively.
- 1.3** The Council's philosophy is to maintain a strong, independent, effective and ethical local government for the people, representing all people and addressing needs. The Council will continue to provide leadership by being innovative and by vigorously representing local needs at regional and national level. We will set the pace for change, co-operation between all the public agencies and seek to work closely with the voluntary and business communities.

Corporate Framework

- 1.4** The Corporate Plan 2013/2017 sets out the Council's vision for the organisation. It shows how we will get to where we want to go over the next few years. It also sets the context for the Council's services plans and individual work plans that turn this into a reality.
- 1.5** The Plan is a template for the Council but it is also an important tool to show staff, residents and partners where the Isle of Anglesey County Council is heading during 2013/2017.
- 1.6** The Council has in place a wide range of policies and rules on standards of behaviour that, together, add up to an extensive range of ethical policies governing the way the Council conducts its business.

Corporate Vision

- 1.7** The Improvement and Transformation Plan sets out the Council's vision for the organisation. It shows how the Council will get to where it wants to go over the next four years.
- 1.8** The Council's Corporate Plan priorities are to:-
 - transform Older Adult Social Care;
 - regenerate our Communities and develop the economy;
 - improve Education, Skills and modernise our Schools;
 - increase our Housing options and reduce poverty;
 - transform our Leisure and Library provision;
 - become Customer, Citizen and Community focussed;
 - transform our Information and Communication Technologies.
- 1.9** The political and managerial structures of the Council are designed to facilitate delivery of key objectives to achieve these priorities. Targets underpinning the objectives are set out in the Corporate Plan. These targets are then disseminated through Heads of Service to senior managers and staff through the preparation of Service Plans and the Council's staff appraisal process. This cascading principle similarly ensures that staff are aware of how their roles fit into the overall direction of the Council.
- 1.10** In addition to the Corporate Plan priorities, the Council ensures that appropriate capital resources are directed at its existing assets to ensure that these are of good condition and to achieve best use of these assets to deliver better services.

- 1.11** In order to ensure both consistency and delivery of the Corporate Plan priorities the role of the (SLT) is pivotal to the allocation of resources.
- 1.12** When considering the draft Capital Programme and assessing relative priorities, each member of the SLT is expected to have regard to identified service priorities and Corporate Documents and Strategies, including the Asset Management and Capital Strategy, Housing Strategy, Local Transport Plan and the Medium Term Financial Strategy.
- 1.13** The SLT of the Council is:-
- Chief Executive;
 - Deputy Chief Executive;
 - Corporate Director Sustainable Development;
 - Corporate Director Community;
 - Corporate Director Lifelong Learning.
- 1.14** The SLT is supported by the S151 Officer and the Monitoring Officer.
- 1.15** The areas of responsibility and powers of these Officers and their staff are set out in the Constitution of the Council.

2. CORPORATE ASSET POLICY

2.1 Corporate Property Asset Objectives

The Council holds property assets for the following reasons:-

- Delivery of service;
- Economic Development purposes;
- Revenue income generation;
- Strategic acquisition for redevelopment purposes;
- As a result of a S106 agreement;
- Heritage assets;
- Community assets;
- An extensive smallholdings estate.

3. PREPARING THE CAPITAL PROGRAMME AND ALLOCATING CAPITAL RESOURCES

- 3.1** Isle of Anglesey Council is a relatively small Authority and, as such, has limited capital and revenue resources. It is vital that the Authority ensures that it has a robust decision making process to ensure that resources are allocated in the most effective way.
- 3.2** In order that scarce resources are used in an efficient and effective way, Capital Bid Forms are completed for all projects under consideration that would require capital investment. A scoring methodology for capital bids has been developed that ensures that capital resources are directed to those projects that accord well with our Corporate Plan Priorities and other relevant issues. The bidding process is explained in detail below. A Capital Bid Form is attached as Appendix A.

Bidding Process

- 3.3** The CPG oversees the process for assessing capital bids and preparing the capital programme. The CPG consists of the following Officers:-
- Head of Function (Resources) (Chairperson);
 - Accountancy Services Manager;
 - Capital Accountant;
 - Strategic Director (Sustainable Development);
 - Corporate Programme Manager (Transformation).

- 3.4** The CPG has the role of receiving and collating capital bid proposals, processing them and taking a draft Capital Programme forward through the approvals process. Monitoring of the approved programme throughout the year is also carried out by the CPG.
- 3.5** The annual capital bidding process incorporates Prince 2 Project Management methodology and is outlined below:-
- 3.6** Officers are asked to consider potential projects for the forthcoming five years on an annual basis. Occasionally, however, additional “emergency” projects require approval during the year; in these cases, the above procedures are still followed but over a shorter timescale, e.g. two months.
- 3.7** The CPG assesses the bids and business case of each bid. The CPG will ask officers to justify and explain any bids where necessary. The CPG prioritises the bids using evaluation criteria incorporating scoring against the Corporate Plan and other important issues and any other relevant information/priorities. Bids not scoring well may not be recommended for inclusion in the programme.
- 3.8** Based on the evaluation exercise and an assessment from Financial Management regarding the level of available capital resources and the costs of financing the projects, the CPG then draws up a draft programme that it recommends to the Heads of Service group and the SLT and subsequent to that, to the Leader/Deputy Leaders Group or to the Informal Executive meeting. The SLT, the Leader and the Deputy Leaders will discuss the proposed programme and make any changes necessary based on their view of the Corporate Plan priorities and any other issues they wish to address.

Option Appraisals

- 3.9** The scoring mechanism operated by the CPG to assess potential capital schemes is based on assessing:-
- Its contribution to delivering corporate priorities;
 - The level of corporate risk that the scheme mitigates;
 - The need to do the scheme to comply with statute, health and safety requirements, DDA responsibilities or similar needs to mitigate challenge;
 - The level of external or joint/matched funding that is potentially available;
 - The favourable impact on the revenue budget or “invest to save” potential of the scheme.
- 3.10** These criteria reflect the need to focus capital resources on projects and schemes that deliver the objectives of the Authority, mitigate its major risks and provide support or reduce the financial pressures on the revenue budget. These are the key considerations to ensure that resources are focused on the primary needs of the Council.
- 3.11** In addition to these criteria, an assessment of the deliverability risk will be undertaken for each scheme, once approved (using RAG analysis), to provide an overview of the schemes’ progress against targets and to identify where revisions to targets and budgets may be needed.
- 3.12** Guidelines for the scoring of each criterion are detailed below:-

Corporate Priorities

- 3.13** No scheme can progress to full scoring unless the Head of Service is certain that the scheme will help to deliver against the corporate priorities and is in line with the corporate objectives of the Authority. This factor will be scored on a range of 0 (no relevance to priorities) to 10 (critically important to the delivery of priorities).

Corporate Risk

3.14 This score reflects the level of risk reduction that implementing the scheme will have on the corporate risks faced by the Authority. Where possible, the corporate risk register should be referenced. Reputational risk and business continuity risk are also considered in this section. This factor will be scored using the following ranges:-

- 0 = No risk at all
- 1-3 = a low level likelihood and/or a minimal impact
- 3-6 = A probable likelihood and/or a medium impact
- 6-10 = A most likely event and/or a high level of impact

Compliance with statute and regulations

- 3.15** The County Council has obligations it must comply with both under statute in the provision of services and regulations, such as Health and Safety, Disability Discrimination and the requirements of the Information Commissioner.
- 3.16** It is essential that these duties are discharged to avoid any challenge and potential prosecution. In a similar way to the risk management framework used for the Corporate Risk register, the level of likelihood and impact of these challenges is considered and reflected in the score.

Funding the scheme

- 3.17** Where external funding or potential to share funding (and risk) to deliver the scheme is considered probable then a score subject to the level of support and the likelihood of achieving the funding is made.
- 0 = No funding at all, total funding by the County Council Capital funds
 - 1 - 5 = up to 50% of the funding is likely to come from external sources or the scheme is a joint project with another organisation
 - 6 -10 = A high level of funding and very likely to be achieved, up to 10 for fully externally funded schemes

The impact of the scheme on the revenue budget

- 3.18** Schemes that can demonstrate that they will mitigate pressures for the future on the revenue budget or could generate an income (invest to save) should, in the current financial position, be encouraged.
- 3.19** If there is a significant effect on the revenue budget, then the scheme will score 10. If there is no effect on the revenue budget, then the scheme will score 0.

Each scheme's impact is assessed and a relevant score that reflects the revenue effects is given.

- 3.20** The identification of the potential risks of a project is a part of the capital bidding process and officers must consider all these issues when submitting a bid. Service Plans also consider any potential risks to service delivery that may need addressing and the scoring mechanism recognises projects that have been identified through this process. The bid form also factors in the risk of the project itself into the scoring process. The Capital Programme Progress Report, taken quarterly to Executive and Transformation Programme Board, also highlights any risks associated with a delay to the completion of a project.

Project Management

3.21 All new Programmes and Projects require the authorisation of one of the three corporate *Transformation Programme Boards* to start, unless the project can meet all the following criteria (*in which case it can be authorised by the HoS and S151 Officer*):-

- can be wholly delivered and maintained within the Service's own budget;
- does not require support from another Service area (e.g. ICT, HR, Finance, Legal); and
- all risks are identified as being internal to their own Service.

This does not apply to rolling programmes of capital work e.g. school kitchen refurbishments, but will cover any new project seeking to secure capital investment from the Authority.

Good project management practice is important to the effective delivery of capital projects. Resources limited in one way or another place constraints on the work to be accomplished and underline the need for special management control - hence the need for Project Management.

The initial evaluation of proposed Capital bids will include an assessment of the robustness of the proposed project management arrangements, taken from the Project Initiation Document (PID). **Proposed schemes that demonstrate a good and well-planned project management approach will score 10; otherwise 0.**

Support for developing a PID is available from the Corporate Programme Management Office (CPMO) at dexce@anglesey.gov.uk.

3.22 De Minimus

It is usual for an authority to operate a de minimus value below which schemes will not be considered for capital funding. In view of its size, Isle of Anglesey County Council operates a de minimus value of £30,000.

4. DELIVERING THE CAPITAL PROGRAMME

4.1 These updates, combined with the latest financial position, target dates and risk assessments for each project and a summary of the programme overall, form the report that is then made by the lead officer to the CPG, SLT and Members. A "traffic light" system is used, whereby schemes are coloured depending on their latest position as follows:-

- | | | |
|-------|---|--|
| Green | = | to be completed on target |
| Amber | = | project delayed or overspend expected |
| Red | = | fundamental problem with scheme and/or significant overspend |

4.2 The Lead Officer for each project is accountable to the CPG for the effective delivery of their project. The CPG will monitor and assess progress and compliance with the original business case and may recommend remedial action, if it considers it appropriate, to SLT. The S151 Officer will report on performance against the Capital Programme to Members including, where necessary, commentary on performance against objectives and any consequential action that would be desirable.

4.3 Although the Council's Capital Programme relates to assets over and above simply its land and building assets, the effective management of such assets is important and will be a significant feature of the Capital Programme. The CPG, therefore, works in conjunction with the Council's Corporate Land and Built Asset Group (CLBAG) which has been tasked with managing and reviewing the Council's Asset Management Plan, including the delivery of enhanced efficiency and effectiveness. The terms of reference of the CLBAG are attached as Appendix B.

CAPITAL FUNDING: BID FORM

PROJECT TITLE:

SPONSORING DEPARTMENT/AGENCY:

SENIOR RESPONSIBLE OFFICER:

SIGNED:

DATE:

APPROVING HEAD OF SERVICE:

SIGNED:

DATE:

Section 1: Project Background, Strategic Context and Need

- *Explain the background to the proposal including its relevance to strategic aims and policy objectives.*
- *Identify the key stakeholders and explain their commitment and any outstanding issues.*
- *As specifically as possible, explain the nature of the needs or demands that are to be addressed, and detail any deficiencies in existing service provision, or any statutory obligation that would be not otherwise satisfied.*
- *Include suitable quantification of needs/demands/deficiencies where possible.*

Section 2: State Objectives and Constraints

- Explain and list the project objectives in specific measurable terms.
- Include quantifiable targets where possible.
- Identify any likely constraints to the project e.g. timing issues, legal requirements, professional standards, planning constraints and so on.

Project Objectives	Measurable Targets
1.	1.1 1.2
2.	2.1 2.2
3.	3.1 3.2
4.	4.1 4.2
Constraints	Measures to address constraints
1.	
2.	
3.	

Section 3: Identify and Shortlist the Options

- Consider alternative ways to meet the objectives e.g. variations in scale, quality, technique, location, timing etc.
- Start with an initial 'long list' of options and sift them to provide a shortlist. Record all the options considered and the reasons for rejecting those not shortlisted.
- The shortlist of options should include a baseline Status Quo or 'Do Minimum' option and a suitable number of alternative 'Do Something' options (usually at least two).

Option Number/ Description	Shortlisted (S) or Rejected (R)	Reason for Rejection
1) Status Quo	S	
2)		

Section 4: Monetary Costs and Benefits of Options

- 1) Appraisals should include all the costs and benefits to the council arising from the project, not just those to a particular organisation or sector e.g. all costs and benefits to the public, private and third sectors should be included.
- 2) Costs and benefits should be valued in economic cost terms, which are generally reflected by using current market prices.
- 3) All the assets and other resources employed by each option should be costed, even if they have already been purchased. This is because they have an opportunity cost value i.e. if not used in this project they could be put to an alternative use.
- 4) Calculate the Net Present Cost (NPC) for each option:-
 - Use the NPC spreadsheet and append the NPC calculation for each option to the pro forma.
 - In the simplest cases, the table below may be used instead. Create a table for each option, adjusting the no. of columns to reflect the years of the project's life.
- 5) Treat the current financial year as Year 0.
- 6) Set out the expected capital costs and annual revenue costs for each option.
- 7) Express the figures in real terms i.e. held constant at today's prices.
- 8) The checklist of typical costs.
- 9) Financial savings arising from an option will be reflected in its lower costs compared to the Status Quo. Do not double count by also including them separately as benefits.
- 10) Other monetised benefits may be taken into account but are likely to be rare in small expenditure cases. Most benefits will be covered in the non-monetary Section 5 below.
- 11) For particularly uncertain cost assumptions, consider using sensitivity analysis to illustrate how NPCs and option rankings are affected by varying these assumptions.
- 12) For more in-depth guidance, see [Step 5](#) and [Step 8](#).

Option 1: Status Quo	Yr 0	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	Totals
Capital Costs							
(a) Total Capital Cost							
Revenue Costs							
(b) Total Revenue Cost							

(c) Total Cost = (a) + (b)							
(Ch) Disc Factor @ 3.5%pa	1.0000	.9662	.9335	.9019	.8714	.8420	
(e) NPC = (c) x (Ch)							
Cost Assumptions:							

Section 5: Non-Monetary Costs and Benefits

- List and describe the relevant non-monetary costs and benefits e.g. impacts on health, education, environment, transport, equality, sustainability etc.
- Use a table such as the one below to show how each factor impacts on each option.
- Quantify the impacts if possible and highlight important differences between the options.

Non-Monetary Factor	Impact on Option 1	Impact on Option 2	Impact on Option 3	Impact on Option 4
1.				
2.				
3.				
4.				

Section 6: Assess Risks and Uncertainties

- Identify and describe the risks that the project may face.
- Explain how these compare under the various options using the table below.
- Identify measures to ensure that each risk is appropriately managed and mitigated.
- Explain any contingency allowances included for risks in the option costings.
- More sophisticated optimism bias adjustments should not generally be required but may be relevant in some cases e.g. ICT projects or cases with significant capital costs.

Risk Description	Likely impact of Risk H/M/L				State how the options compare and identify relevant risk management / mitigation measures
	Opt 1	Opt 2	Opt 3	Opt 4	
1.					
2.					
3.					
4.					
Overall Risk (H/M/L):					

KEY: H = high M = medium L = low N/A = Not Applicable

Section 7: Summarise the Option Comparisons and Identify a Preferred Option

- Summarise the main differences between the options e.g. in terms of key assumptions, NPCs, non-monetary impacts, risks and other factors.
- Identify which option is preferred and explain why.

Section 8: Assess Affordability and Funding Arrangements

- Set out the annual capital and resource requirements for the preferred option, as per the table below.
- Figures should allow for inflation, contingencies and (where relevant) optimism bias.
- Resource figures should include appropriate allowance for depreciation/impairment.
- Identify expected sources of funding and the degree to which each funder is committed.
- Consult a finance specialist if necessary.

	Yr 0	Yr 1	Yr 2	Yr 3	Totals
	£000's	£000's	£000's	£000's	£000's
Total Required:					
Capital					
Resource					
<i>Allowance for depreciation/impairment</i>					
Existing Provision:					
Capital					
Resource					
<i>Allowance for depreciation/impairment</i>					
Additional Required:					
Capital					
Resource					
<i>Allowance for depreciation/impairment</i>					

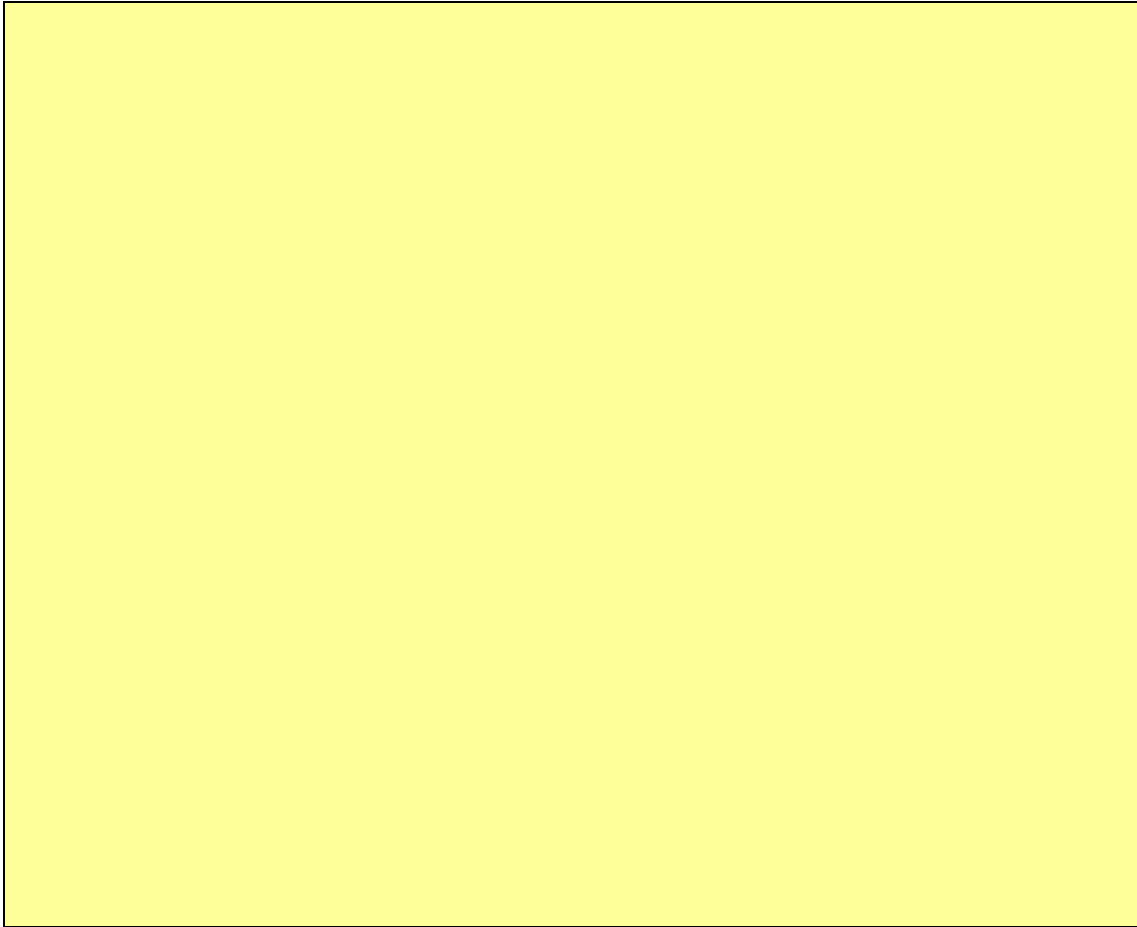
Funding Body	Sum funded & % of total	Funding secured? Yes/No	If not secured, indicate status of negotiations
	£ (%)		
	£ (%)		
	£ (%)		

Section 9: Project Management

- Explain the proposed project management structure (e.g. use of PRINCE 2), key management personnel and project timetable.
- Where relevant, indicate the proposed approach to procurement.
- Consider provision for benefits management and realisation.
- Identify any significant management issues e.g. legal, contractual, accommodation, staff or TUPE issues.
- Is any external consultancy support required.

Section 10: Monitoring and Evaluation Arrangements

- *Indicate arrangements for regular monitoring of the project's progress.*
- *State proposed evaluation arrangements e.g. when it will happen, who will do it, what factors will be evaluated?.*



Main Sections of Capital Bid Project Brief Form

Section A – completed for Bid SUBMISSION

- i. Project Name, Description and Objectives**
A brief summary of the project and its objectives i.e. what is to be achieved by the project.
- ii. Justification and Reasons for the Project**
Setting out the reasons why the project is necessary and how it helps meet Corporate and Service Objectives and addresses items in the Deputy Leader's annual report. The various options that have been considered and the recommended option are also set out.
- iii. Scoring against the Corporate Plan Priorities and Other Issues**
To ensure that projects are appraised on a consistent and objective basis and are aligned to Corporate Plan priorities. Other important issues that are not specifically mentioned in the Corporate Plan are also taken into account e.g. Health and Safety and Risk Management issues. Weightings are applied to the scores with Corporate Plan priorities and statutory requirements carrying the most weight.
- iv. Cost and Funding Profile**
Estimates of the costs of the project and timing of these costs and the funding sources investigated and identified.
- v. Additional Revenue Budget Impact of the Project**
Lifetime revenue costs for the project
- vi. Consultation**
That has taken place with community groups etc.

Section B – completed for successful Bids

- vii. Project Outcomes and Scope**
The expected and required deliverable/products/outcomes that the proposed project must create or acquire and the major areas, functions and processes to be addressed during the project, is that, what is "in" and what is "out".
- viii. Outline Project Plan**
The main stages of the project are set out together with target dates for their completion.
- ix. Project Constraints, Assumptions and risks**
Restrictions and expectations on time, resources, funding and/or the eventual outcome and the key risks facing the project.
- x. Outline Business Benefits/Business Case**
A brief summary of the business benefits that are expected to stem from the project.
- xi. Spend Profile**
Giving expected spend figures for the four quarters of each financial year.
- xii. Planning Permission and Building Regulations Approval**
Confirming whether or not planning permission is required and has been granted and whether Building Regulations approval has been granted. If either has not been granted the timescale for making the submission must be stated.

Corporate Land & Built Assets Group

Terms of Reference (draft)

The purpose of this document is to set the overall terms of reference for the *Corporate Land & Built Assets Group* (the *Group*). This document covers:

1. Context to the *Group*
2. Vision
3. Purpose & Role of the *Group*
4. *Group* Membership & Operation
5. Accountability
6. Adoption and Review of Terms of Reference
7. Governance Model

1. **Context to the *Group***

The Corporate Land & Built Assets Group is an advisory high level working group that sits alongside the Corporate Capital Allocation & Review Group, considering that group's work on the capital programme and the project proposals arising from the corporate programme.

2. **Group Vision**

"We will have implemented a radical programme of building and property management projects that have revolutionised the utilisation of Council assets and supported corporate programmes to enable the transformation of key services for the public."

"Our estate will be integrated with our services at a corporate level, meaning it will be well maintained, fit for purpose, financially sustainable and flexible in use across multiple services."

3. **Purpose & Role of the *Group***

3.1 The *purpose* of the *Group* is to ensure, through effective and holistic management practices, the best use of the authority's land and built assets (inc. disposals).

3.2 The role of the *Group* is to:

3.2.1 Review and recommend the Authority's Asset Management Plan (which will include the Authority's asset improvement & maintenance strategy).

3.2.2 To review the full business case of programmes, projects or tasks (proposals) arising from the corporate programme and ensure each business case is in line with:

- Statutory requirements,
- Council's agreed priorities,
- Corporate Asset Management Plan,
- Identified opportunities for shared use of assets by a range of services and service providers,
- and Contribute to improved service delivery, sustainability, cost reduction.

3.2.3 To challenge/review:

- All bids for external revenue funds.
- Asset related revenue spend & project delivery on a regular basis.
- Asset related management practices within the Authority.
- Proposed asset usage and the potential for a variety of services to be delivered from sites ensuring maximum usage of Council assets.
- The potential for asset rationalisation and disposals.
- Any bids for asset acquisitions.

3.3 Aims of the Group

- Ensure that projects and strategies relating to land and built assets make corporate sense across all programmes and that they maximise the benefits to service delivery and income generation.
- To ensure confidence in the disposal and purchase of land and built assets across all programmes.
- To drive change and improvement in the way land and built assets are used and managed to assist with the delivery of the Corporate Plan.

4. Group Membership & Operation

4.1 Membership

Director/SLT member (chair)
Head of Function (Resources) (vice chair)
Deputy Chief Executive
Senior Officer (Property/Assets)
Asset Strategy Manager

Group Support

Group Support Officer

Additional support will be provided by representatives of key Council departments and Programmes/Projects as required.

4.2 Operation

The *Group* will meet bi-monthly in its first year review. The *Group* will be a quorate where 3 members are present, including the SLT member. Meetings will have a written agenda with members having the opportunity to propose agenda items in advance of the meeting. All meetings will have concise minutes taken consisting of a summary record of key discussion points, decisions and recommendations reached, and actions agreed and an action log will be maintained by the *Group* Support Officer.

4.3 Reporting

The *Group* findings will be reported to relevant *Programme Boards*, the Capital Allocation & Review Group and other boards/groups as discovered necessary.

The *Group* will report annually to SLT/Penaethiaid early in the new financial year on the business of the previous year, this report will include the updated Asset Management Plan.

4.4 Information sharing

The *Group* will be advised by the *Corporate Programme Manager (CPM)* of business cases (and other asset related bids where appropriate) which may need the scrutiny of the *Group*. The CPM will also supply information on the progress of previously sanctioned projects.

The *Group* will be advised by the Head of Function (Resources) with up to date information on project spend, and revenue budget spend (as they relate to asset management). In addition, the Senior Officer (Property/Assets) will provide updates on the progress of current revenue related activities.

5 Accountability

5.1 Decision Making

In broad terms, decisions within budget and within the policy framework shall fall within the remit of the Executive, and matters relating to staff / management issues will fall to the SLT.

5.2 Urgent Matters

In the event that urgent matters require the attention of the *Group* outside of the schedule of meetings, the *Group Support Officer* will raise an 'Issue' via e-mail to all *Group Members*, which will include the following detail:

- the nature of the matter;
- the time constraints;
- the consequences if not addressed within the time constraints;
- the proposed mitigating actions for the Group to consider; and
- the date that *Group Members* are required to respond.

The responses will then be considered by the *Chair* and *Vice-Chair*, who will then agree and inform the *Group Members* and the *Group Support Officer* of the recommended course of action. It is the responsibility of the *Group Support Officer* to seek advice from the *Corporate Programme Manager* and ensure he/she is kept informed.

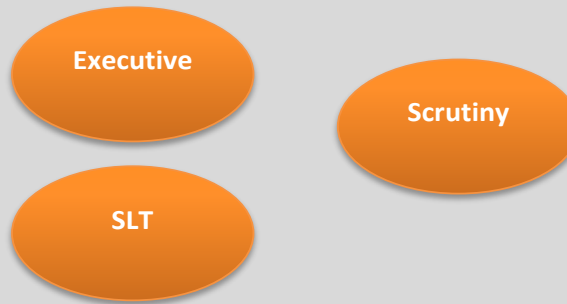
6 Adoption and Review of Terms of Reference

These Terms of Reference will be reviewed and finalised at a meeting of the *Group*.

These Terms of Reference will be reviewed initially quarterly, moving to annually.

7 Governance Model

'Corporate Land & Built Assets Group' and 'Capital Programme'



Executive

Overall authority and oversight. Escalation from the *Transformation Programme Boards* as per the Constitution & Scheme of Delegation

Transformation Programme Boards

Realise the benefits of the Transformation Plan. Ensure programme/projects are managed and delivered. Prioritisation and allocation of funding.

Programme/Project Boards - Governs the individual Programme/Projects, reporting progress to the assigned Transformation Programme Boards.

Corporate Land & Built Assets Group - holistic management to ensure the best use of the Authorities' assets (inc. disposal) – monitoring of large accommodation schemes.

Capital Programme Group – (based on Business Case requests) allocating the Capital Budget in the short, medium & longer term and reviewing the spend.

Capital Programme (Budget)

The record of the Authorities' capital budget

On-going Maintenance

The planned and unplanned maintenance of assets

Strategies

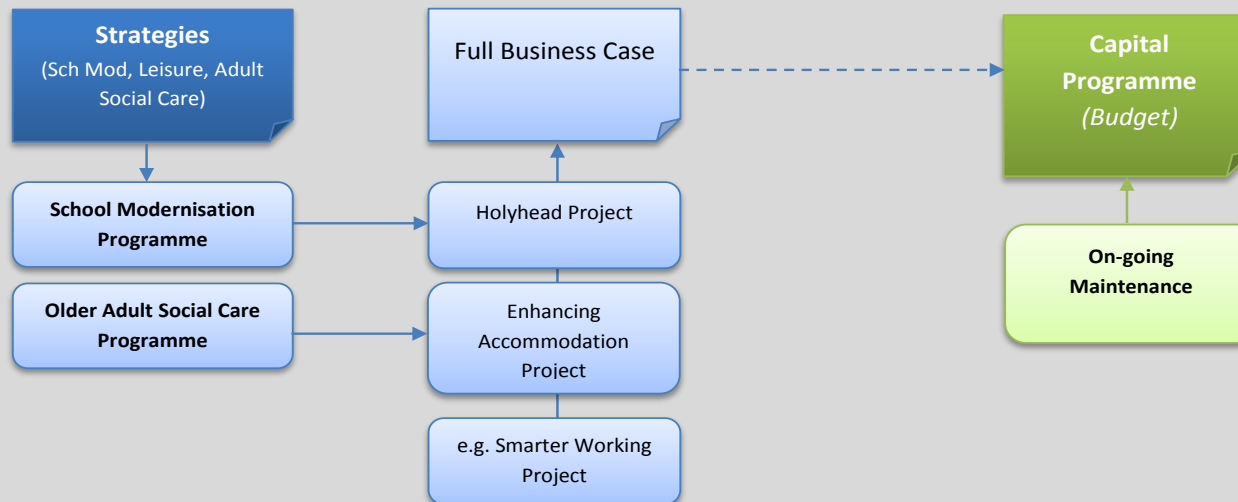
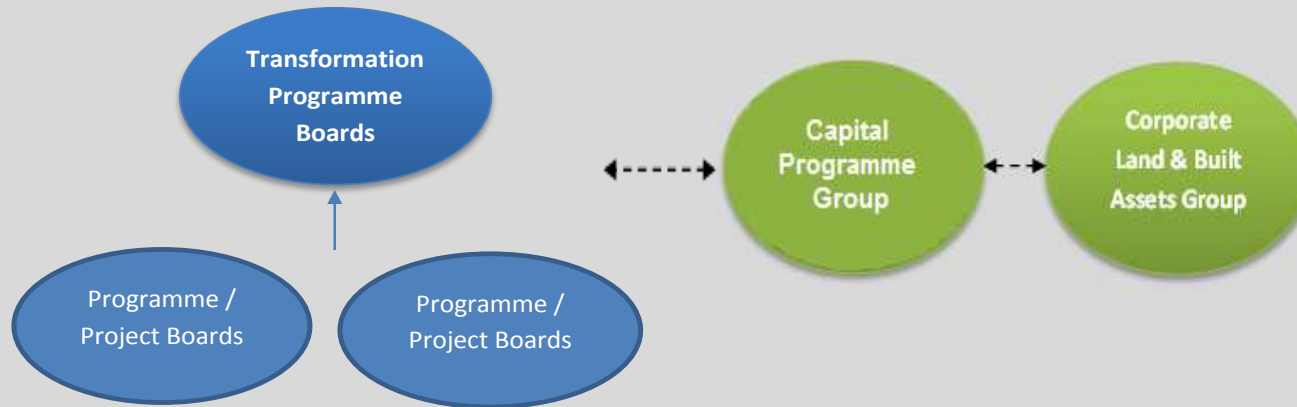
The strategic direction for the Service over a medium to long-term

Programmes/Projects

Delivering complex change in response to the Strategy

Full Business Case

Details the viability of the change and identifies a preferred option



ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive and Council
Date:	Executive 14 July 2014 Council 9 October 2014
Subject:	Family Absence Regulations
Portfolio Holder(s):	Alwyn Rowlands
Head of Service:	Lynn Ball – Head of Function (Council Business)/Monitoring Officer
Report Author: Tel: E-mail:	Awena Parry – Solicitor (Corporate Governance) Ext. 2563 apxce@anglesey.gov.uk
Local Members:	N/A

A –Recommendation/s and reason/s
<p><u>RECOMMENDATION</u></p> <p>The Executive recommends to Council that:</p> <ul style="list-style-type: none"> (i) Council approve the changes to the Council’s Constitution, as detailed in Appendix 1 to this Report; (ii) Democratic Services Sub-Committee be established for the purpose of hearing Appeals under the Measure; (iii) When a Member is taking family absence under the Regulations, and is paid a senior salary, this senior salary shall be discontinued during any period of family absence which exceeds two weeks. Members will still be eligible to retain the basic allowance. A substitute may be appointed to cover for the member on family absence provided that the period of absence lasts for longer than two weeks, and that substitute shall be entitled to receive a senior salary where appropriate. (iv) The Chief Executive shall have delegated authority from Council to cancel or end a period of family absence which is not covered by the Regulations. <p><u>REASONS</u></p> <p>Part 2 of the Local Government (Wales) Measure 2011 (“the Measure”) introduces a new entitlement to a period of family absence for Members of local authorities which is subject to Members’ satisfying the conditions prescribed in the newly published Regulations.</p> <p><u>ISSUES</u></p> <p>There are five types of family absence to which a Member may be entitled under the Measure, provided they comply with the Regulations. These are:</p>

CC-016693/212120

- (i) **Maternity absence** – (maximum 26 weeks);
- (ii) **New-born absence** – (maximum two weeks);
- (iii) **Adopter’s absence** – (maximum 2 weeks);
- (iv) **New adoption absence** – (maximum 2 weeks); and
- (v) **Parental absence** – (maximum 3 months).

Full definitions for each type of family absence are contained in Appendix 2.

- The Regulations set out the following provisions:-

- (i) The Member must give written notice to the Head of Democratic Services (“HDS”) of his/her intention to take family absence and the intended start and end dates;
- (ii) The HDS must keep a record of all notifications and periods of family absence;
- (iii) If the HDS informs the Council that he/she has reasonable grounds to suspect that a Member may not be entitled to the family absence notified, the Council may cancel or end the family absence, or delegate the authority to do this to the Chief Executive or another suitable Officer;
- (iv) The option for a Member to continue to attend particular meetings or perform particular duties during a period of maternity or parental absence, subject to permission from the Chair of Council;
- (v) A requirement for provisions to be included in the standing orders regarding the extent of any duties which Members may still be permitted to perform during a period of family absence;
- (vi) A requirement for the Council to appoint a Panel comprising of three Members (which cannot include the Chair of Council) to hear and determine appeals from Members;
- (vii) The right for a Member to appeal to the Panel against a decision of the Council (or an Officer with delegated authority) that the Member is not entitled to family absence following a referral from the HDS; and or against a refusal by the Chair of Council to grant permission for the Member to continue to attend particular meetings or perform particular duties whilst on family absence.

FINANCIAL IMPLICATIONS

- A supplementary report has been issued by the Independent Remuneration Panel for Wales which includes the following relevant decisions:-
 - (i) A Member is entitled to retain a basic salary when taking family absence under the Regulations, irrespective of the attendance record prior to the commencement of the absence;
 - (ii) When a senior salary holder is eligible for family absence, he/she will be able to continue to receive the senior salary for the duration of the absence if the Council so decides;
 - (iii) Any Member substituting for a senior salary holder taking family absence will be eligible for a senior salary;

- (iv) If the paid substitution results in the Council exceeding the maximum number of permitted senior salaries, an addition to the maximum will not be allowed for the duration of the substitution without first obtaining the consent of the Minister; and
- (v) When a Council agrees a substitution for family absence, the Panel must be informed within 14 days of the date of the decision of the details, including the particular post and the duration of any substitution.

B – What other options did you consider and why did you reject them and/or opt for this option?

The implementation of the Regulations is compulsory, however, some elements of how it is implemented are optional. That is, the recommendations in A above. The alternatives are:-

- (ii) A sub-committee of the Council
- (iv) Any decision to rescind is not delegated and is taken by full Council

Both are thought too cumbersome and bureaucratic.

C – Why is this a decision for the Executive?

As the implementation of the Regulations will result in constitutional changes which can only be approved by the full Council after consideration by the Executive.

CH – Is this decision consistent with policy approved by the full Council?

Yes.

D – Is this decision within the budget approved by the Council?

Yes.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	Joint author of Report so comments are included here.

4	Human Resources (HR)	n/a
5	Property	n/a
6	Information Communication Technology (ICT)	n/a
7	Scrutiny	n/a
8	Local Members	n/a
9	Any external bodies / other/s	The Democratic Services Committee were consulted and had no comments to add and noted the recommendations

E – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	An equality impact assessment has been done and these recommendations are compliant with the provisions of the Equality Act 2010.
6	Outcome Agreements	
7	Other	

F - Appendices:
(1) Amended parts of constitution; (2) Definitions and overview of allocation of functions.

FF - Background papers (please contact the author of the Report for any further information):
<ol style="list-style-type: none"> 1. The Family Absence for members of Local Authorities (Wales) Regulations 2013. http://wales.gov.uk/docs/dsjlg/consultation/130322familyabsenceregsannex1en.pdf 2. Draft Supplementary Report – Family Absence http://wales.gov.uk/irpwsb/home/publication/201415/draft-supp-report-family-absence/?lang=cy 3. Statutory Draft Guidance made under Section 30 of the Local Government (Wales) Measure 2011. http://wales.gov.uk/docs/dsjlg/consultation/130322familyabsenceguideannex2en.pdf

2.5 Article 5 – Chairing The Council

2.5.1.2.7 to carry out duties as required under the Family Absence for Members of Local Authorities (Wales) Regulations 2013

3.4.12 Democratic Services Committee

3.4.12.5 Reports and recommendations by Democratic Services Committees

3.4.12.8 Family Absence Appeals Panel (Sub-Committee of the Democratic Services Committee)

3.4.12.8.1 There is a requirement for all Local Authorities to appoint a Committee-Panel of the Council to hear appeals arising from the Family Absence for Members of Local Authorities (Wales) Regulations 2013 (“the Regulations”).

3.4.12.8.2 Membership

3.4.12.8.2.1 The Sub-committeePanel will consist of three Members of the Democratic Services Committee (must not include the Chair of the Council) and in establishing any Panel the Council will endeavour to achieve political balance.

3.4.12.8.3 Duties

3.4.13.3.1 to hear appeals from Members against a decision to withdraw entitlement to family absence.

3.4.13.3.2 to settle disputes, where a Member, who is on family absence leave would like to attend a particular meeting/s, or perform a particular duty or type of duty and the Chair of the Council has refused the request.

3.5.3.16 Head of Democratic Services – (HDS)

3.5.3.16.11 to carry out duties as required under the Family Absence for Members of Local Authorities (Wales) Regulations 2013

~~4.1.98 Attendance by County Councillors at Meetings of Bodies in respect of which they are not Members Quorum~~

If a Member is on family absence leave, and it would be difficult to replace that Member on a temporary basis, the Chair of the Council may request that Member to attend a meeting if it might otherwise be inquorate. The Member is not compelled to attend.

4.1.29 Family Absence for Members

4.1.29.1 A Member on maternity absence or parental absence may, subject to paragraphs 4.1.29.2 and 4.1.29.6 below:

- Attend particular meetings;
- Attend particular descriptions of meetings;
- Perform particular duties; or
- Perform duties of a particular description,

4.1.29.2 If permission is granted by the Chair of the Council attendance may be appropriate upon the following events / circumstances (non-exhaustive):

- Where the Member has a known particular interest or area of expertise in a matter of business / item on the agenda, or
- Where urgent business affecting their local area is considered; or
- Where the meeting might otherwise be inquorate.

4.1.29.3 The Member must obtain the permission of the Chair of the Council before attending any meeting or performing any duty.

4.1.29.4 The Chair of the Council must inform the Leaders of each Political Group on the Council before granting permission under paragraph 4.1.29.2 above.

4.1.29.5 A Member may complain in writing to the Head of Democratic Services regarding a refusal under paragraph 4.1.29.2 above.

4.1.29.6 The Head of Democratic Services must refer a complaint under paragraph 4.1.29.5 above to the Chair of the Council.

4.1.29.7 A Panel constituted in accordance with The Family Absence for Members of Local Authorities (Wales) Regulations 2013 must determine a complaint made under paragraph 4.1.29.5 above.

4.1.29.8 The Panel may:

- Confirm the decision of the Chair of the Council; or
- Substitute the decision at of the eChair of the Council for its own decision.

Definitions for Family Absence

<u>Type of Absence</u>	<u>Definition</u>
Maternity Absence period	A period of absence following the Member giving birth.
Newborn Absence (Paternity Leave) period	Absence granted to the “parent” of a child other than the mother. (i.e. father, husband, partner).
Adopter’s Absence period	A period of absence which starts at the physical date of the placement of the child with the Member for adoption. (Adoption Leave) and will be due to the child’s adopter.
New Adoption Absence period	A Member who has a “relationship” with another person who is adopting a child may take up to two weeks new adoption absence (i.e. married to or partner of child’s adopter). If a Member jointly adopts a child with another Member, one Member may elect to be the child’s adopter and would be entitled to adopter’s absence, and the other would be entitled to a period of new adoption absence.
Parental Absence period	A period of absence allowed to assist a Member to care for a child who was previously someone else’s responsibility.

Functions of relevant parties

<u>Officer</u>	<u>Function</u>
Head of Democratic Services (HDS)	<ul style="list-style-type: none"> • To receive notifications of family absence, to include notification of intention to take absence, and notification of start and end date. • To keep a record of all notifications and inform the Chair of the Council, the Chair of the DSC and the Leader of each Political Group of any notification received. • Inform the Council if they do not think the Member is entitled to a period of family absence. • Write to the Member to set out any decision by the Council to cancel the period of absence before it begins or while it is ongoing. • Receive appeals from Members on a decision not to allow absence (the

	<p>appeal is then passed to the Chair of the Council).</p>
<p>Chair of Council</p>	<ul style="list-style-type: none"> • Receive notice of appeal against decision to rescind family absence and to refer the hearing of the appeal to the Family Absence Appeal Panel. • Decide which functions a Member may continue to perform during a period of family absence at their request (upon consultation with the Leaders of the Political Groups). • To request voluntary attendance for the purpose of a quorum.
<p>Family Absence Appeal Panel (Sub-Committee of DSC)</p>	<ul style="list-style-type: none"> • Hear appeals against decisions to rescind family absence. • Hear appeals if there is a disagreement on what duties a Member shall be allowed to continue during the period of absence.
<p>Full Council (But recommending delegation to the Chief Executive or any Officer acting with his/her authority)</p>	<ul style="list-style-type: none"> • Council may cancel a Member's period of absence before it begins or bring a period of family absence to an end. • If a local member fails to return from absence, to withhold the Member's remuneration, subject to decision of Council. •
<p>Leaders of Political Groups</p>	<ul style="list-style-type: none"> • Entitled to be notified of family absence. • Consultees on decisions relating to the functions that a Member may continue to perform during absence.

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive and Council
Date:	Executive 14 July 2014 Council 9 October 2014
Subject:	Remote Attendance
Portfolio Holder(s):	Alwyn Rowlands
Head of Service:	Lynn Ball Head of Function (Council Business) / Monitoring Officer
Report Author: Tel: E-mail:	Awena Parry Solicitor (Corporate Governance) 01248 752563
Local Members:	N/A

A –Recommendation/s and reason/s
<p><u>RECOMMENDATIONS:</u></p> <p>For the Council to :</p> <ol style="list-style-type: none"> 1. Note the Report and the discretion provided in Section 4 of the Local Government (Wales) Measure 2011; 2. To reject the use of remote attendance at this stage <u>or</u> to instruct officers to investigate the ICT, staffing and cost implications of implementing remote attendance. <p><u>REASONS:</u></p> <p>Section 4 of the Local Government (Wales) Measure 2011, and the Remote Attendance Guidance (which has just come into force) enables some elected members of a local authority to attend meetings “remotely”. That is, to attend by an audio visual link, rather than in person. This discretion is not limited to meetings of the full Council.</p> <p>However, implementation means compliance with a number of technical requirements in the Measure. So, a member who is attending by audio visual link must be able to see and hear those speaking in the meeting, and also to be seen and heard by those in the meeting, as well as being seen and heard by any other member who is also attending by audio visual link. Members attending by audio visual link must also be able to see and hear any member of the public who has a right to speak in the meeting so, for example, at the Planning and Orders Committee, or where the public are invited to speak at a Scrutiny Committee.</p> <p>Members will appreciate that the requirements are more complex than the webcasting pilot, which has now commenced, and that there may be significant technical challenges, as well as additional direct and indirect costs connected to the adoption of remote attendance.</p> <p>Concerns over the technical aspects of implementation include:</p>

- the risk of technology failing part way through a transmission thereby causing interference and interruption to the meeting;
- bandwidth limitations;
- failure by a member to be able to participate in a debate as a result of technical difficulties, affecting the validity of decisions taken in the meeting, especially where the voting is close;
- privacy issues (at the remote location) where the item under discussion is exempt (i.e. press and public have been excluded under the Access to Information Regulations).

There are also likely to be staffing implications, as a member of ICT staff may be required to attend at the remote location with the member using the audio visual link, to ensure that the technology is working correctly, and that members are adequately supported. There would be a need to provide training for officers and any members who may wish to use remote attendance; both to familiarise them with the legal aspects but mainly to cover the practical and technical issues involved.

There is also a need to recognise equality as between the Welsh and English languages, so there may be a requirement for advanced translation facilities; and even potentially to have a translator present at a remote attendance site. As part of any decision to implement, the Council would have to decide on a maximum number of members who would be permitted to attend remotely at any given meeting, and to identify the meetings at which remote attendance would be permitted.

As remote attendance is discretionary, members are asked to consider the recommendations above and to instruct officers on how to proceed.

B – What other options did you consider and why did you reject them and/or opt for this option?

Both options – to reject the current exercise of this discretion, or to explore it in detail and report back to the Executive/Council, are included within this report.

C – Why is this a decision for the Executive?

It is not an Executive decision.

Implementation would require, among other things, changes to the Council Procedure Rules, and therefore ultimately it is a decision for the Council. However, in the case of constitutional change, the Executive is provided with an opportunity to express its view by way of a recommendation to the Council.

CH – Is this decision consistent with policy approved by the full Council?

Yes

D – Is this decision within the budget approved by the Council?
Possibly not, but subject to a comprehensive costing.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	There are capacity issues in relation to ICT and Translation services which could impact on existing service provision and/or entail additional costs through purchase of additional capacity
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	The Democratic Services Committee have been consulted and recommend that Remote Attendance should be rejected in view of the technical concerns and potential resource implications detailed in the Report

E – Risks and any mitigation (if relevant)	
1	Economic
2	Anti-poverty
3	Crime and Disorder
4	Environmental
5	Equalities
6	Outcome Agreements
7	Other

F - Appendices:

FF - Background papers (please contact the author of the Report for any further information):

1. Section 4 of the Local Government (Wales) Measure 2011
2. Remote Attendance Guidance

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	14 July, 2014
Subject:	Annual Director's Report 2013/14
Portfolio Holder(s):	Councillor Kenneth Hughes
Head of Service:	Gwen Carrington, Director of Community
Report Author:	Gwen Carrington, Director of Community
Tel:	01248 752706
E-mail:	GwenCarrington@anglesey.gov.uk
Local Members:	

A –Recommendation/s and reason/s
Opportunity for the Executive Committee to comment on the final draft document as presented by the Director of Community and to contribute to the final document.

B – What other options did you consider and why did you reject them and/or opt for this option?
Not Applicable.

C – Why is this a decision for the Executive?
Not Applicable.

D – Is this decision consistent with policy approved by the full Council?
Not Applicable.

DD – Is this decision within the budget approved by the Council?
Not Applicable.

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	Not Applicable.
2	Finance / Section 151 (mandatory)	Not Applicable.
3	Legal / Monitoring Officer (mandatory)	Not Applicable.
5	Human Resources (HR)	Not Applicable.
6	Property	Not Applicable.
7	Information Communication Technology (ICT)	Not Applicable.
8	Scrutiny	Not Applicable.
9	Local Members	Not Applicable.
10	Any external bodies / other/s	Not Applicable.

F – Risks and any mitigation (if relevant)		
1	Economic	Not Applicable.
2	Anti-poverty	Not Applicable.
3	Crime and Disorder	Not Applicable.
4	Environmental	Not Applicable.
5	Equalities	Not Applicable.
6	Outcome Agreements	Not Applicable.
7	Other	Not Applicable.

FF - Appendices:

G - Background papers (please contact the author of the Report for any further information):

Ynys Môn

THE ISLE OF

Anglesey



Annual Director's Report on the Effectiveness of
Social Care Services 2013-14



Director's Introduction

I am pleased to present this Annual Report which provides a considered and public account of how well the authority has performed when delivering Social Services in the Isle of Anglesey.

The Authority has embarked on a challenging Transformation Programme which will deliver on its Corporate Plan endorsed by the full Council on the 5th December 2013. This has included a Council Review of its Senior Management Team and realigning its Heads of Service. A new structure was introduced during November 2013.

The Corporate Plan embraces the range of council responsibilities including "Energy Island" and the need to prioritise services for the most vulnerable members of our community. The Plan also provides a clear vision for the future whilst acknowledging the immediate actions needed to address current pressures. These changes and programmes require a commitment to shared work programmes and commitment to delivering together, as officers and members across the Council.

Many of these work streams link directly with the responsibilities and services within Social Services. This means that programmes within the Transformational Plan are fully endorsed as corporate programmes and key council priorities.

Both Adult and Children's Services have specific programmes within the Transformation Plan. Other key programmes have a direct impact on Social Services functions such as:

- "Customer Services" which puts the customer at the centre of Council Business
- "Equal Pay" and "Single Status" which will contribute towards addressing identified employment issues within Social Care, and
- "Smarter Working" which will allow for a more responsive service with reference to location and time availability

This has been a significant year for Ynys Môn County Council and Social Services. On May the 2nd the Council held local elections, following which the Minister for Local Government, Lesley Griffiths, announced on the 23rd May, that the period of formal intervention came to an end. There has been a reduction of elected members from 40 to 30 with more than one member now representing each area. A significant number of members were new, and had not served as Local Authority members previously.



The priority within Adult Social Care has been to ensure that the Council has an agreed and deliverable programme for current and future service provision. Within Children Services the priority has been to maintain and consolidate improvements achieved; to focus on developing our workforce and to bed in the quality arrangements.

The approach adopted by the Council means that the priorities are supported across services. Staff from Social Services have contributed to and informed corporate programmes. The identified Social Care work streams secure the full support of colleagues from other directorates. This has been a valued experience and the Council will be well placed to respond to the aspirations contained within the Social Services and Wellbeing Act 2014, with its emphasis on corporate responsibility for safeguarding and wellbeing.

We have also successfully introduced the “Community Voice” programme with Medrwn Môn, BCUHB and Third Sector organisations. This provides a platform for our engagement programme with communities as we plan and shape services for the future. It is an approach which promotes opportunities for co-production and shared ownership based on a common understanding of neighbourhood aspirations and needs.

During March 2014 the first meeting of the Integrated Delivery Board between the Local Authority and Betsi Cadwaladr University Health Board (BCUHB) was held. The Board, which has representatives from the executive and senior operational managers of both the Local Authority and BCUHB, will lead on the integration of health and social care services across both Adult and Children’s services.

We are fortunate on the Isle of Anglesey that the council’s long term commitment to promoting and supporting a bilingual workforce means that we are well placed to deliver on the expectations and requirements on the Welsh Government’s strategy “More than Words”. Nevertheless we have taken the opportunity to review the needs of users and commitment to further strengthen arrangements which secures the availability of services in the language of choice .

This year’s work programme has been achieved within a reducing financial envelope. The Isle of Anglesey County Council is a comparatively low spender on Social Care when compared to the national profile and similar authorities. Nevertheless Social Services accounts for 26% of the Council’s whole expenditure. During the last year the Council needed to identify 7% savings with 28% of this required from the Social Service budget.

Given the above it has been necessary to revisit the commitments reported in last year’s Annual Report and to prioritise further.

I am of the view that a critical appraisal of the Council’s performance within Social Care testifies solid progress and a commitment to prioritising the right things given the range of options available. However, it is also evident that there needs to be continued focus and commitment to implementing change.



The Council's reorganisation of its Heads of Service introduced a more aligned structure within Social Services. There has been a reduction of Head of Service capacity within the Service but with it an opportunity to introduce greater clarity of leadership and responsibility across social care. A new Head of Adult Social Care will be in post from June 2014. Interim arrangements have been in place since November 2013.

Within Social Services there is a commitment to introduce a clearer focus on family based interventions and shared approaches across Adult and Children's Services. The proposed changes, to be introduced during the autumn 2014, will also address the need to strengthen commissioning and quality assurance arrangements across services. It is believed that the changes will serve to strengthen our ability to deliver on the aspirations and requirements of the Social Services and Wellbeing Act and offer assurances to the people of Anglesey as we progress the aspirations of the Council's Corporate Plan.

Our priorities for the coming year must be about delivering what we are already committed to doing along with strengthening our business infrastructure. This will be essential if we are to deliver effective and viable services in the future. This was endorsed by our partners during our service challenge event held on the 4th April 2014, where 35 Organisations attended.

Having considered available information our key priorities for 2014/15 include:

- Confirming commissioning intentions and implementation programme for Extra Care Housing for three areas, Amlwch, Llangefni and Seiriol area
- Presenting an action plan for the Integrated Delivery Board by the Autumn 2014 which will outline priorities and delivery programme for integrated services. Identified priorities include: Intermediate Care (including unscheduled care), Services for Disabled Children, and the Transformation Programme for Children's Services.
- Complete the re-structuring of Social Care (following Heads of Service review) and introduce a shared family and community focus for services and strengthen commissioning and quality assurance mechanisms
- Promote stability and positive opportunities for young people by their ability to remain within their local communities by progressing the improvements in the fostering service by increasing the range and availability of foster carers on the island.
- Continue to strengthen the partnership arrangements developed with the Third & Independent Sector by bedding in contact arrangements, strengthening quality assurance and financial information in consultation with the sector.
- Deliver on the efficiency programme agreed with the Council. This will include the development of a mid - term financial strategy within the Corporate programme.



This has been a particularly busy and challenging year and one of significant change and progress for the Council as a whole, officers and members alike. The achievements noted in this report must be considered within this broader context. There has been a shared determination to commit to the necessary change programme.

I take this opportunity to thank all of those who have contributed to the effective work achieved during the year. Given the changes introduced during the year particular reference must be made to the management team and staff who have contributed consistently throughout the high level of changes experienced. I wish to give particular thanks to the Heads of Service who have worked with me during the year. Anwen Davies, who was the Head of Adult Services, took up a new post as the Senior Partnerships Manager for Gwynedd and Anglesey during February 2014. Carys Emyr Edwards, former Head of Provider Unit, and Interim Head of Adults Service who retires after over 25 years of experience in social care and Anwen Huws who is now leading on Children's Services & Safeguarding within the new Corporate Structure.

Gwen Carrington, June 2014

The Senior Management Team during 2013/14

(Left- right), Gwen Carrington, Director; Anwen Huws, Head of Children's Services; Carys Emyr Edwards, Interim Head of Adults' Services (former Head of Provider Unit), and Anwen Davies, former Head of Adults Services (February 2014).





Content

The Annual Report is made up of 6 inter-related sections:

1. Directors Overview and Introduction
2. Demographic Information
3. Summary, Achievements & Priorities for Children Services
4. Summary, Achievements & Priorities for Adults' Services
5. Financial Information
6. Glossary & Information

Page 76

The Annual Report is supported by key evidence documents which are available through electronic links:

- Children's Service Report - electronic link to the full report by the Head of Children's Service, Evidence Grids & Performance Information
- Adult Service Report – electronic link to the full report on behalf of the Interim Head of Adults' Service, Evidence Grids & Performance Information.



Demographic Information

Famed for its beautiful coastlines, beaches and bridges, the Isle of Anglesey, the largest of the Welsh Islands, has a distinctive heritage and culture. It is a truly bilingual society with nearly 60% of the population stating Welsh as their first language.

Analysis of the changing demographics during the last ten to fifteen years, clearly highlights that Anglesey now has an ageing population. This has been largely due to increasing life expectancy within the older population, high level of inward migration of people retiring to the area and an outward migration of our younger population who leave in search of improved employment opportunities, and higher salaries due to Anglesey's diminishing economy.



Page 77

Understanding local issues, the economy, the community and demography is an integral part of planning and procuring high quality services to meet both current and changing needs within the Anglesey population.



Our Local Profile

In 2011, the Island's population was estimated to be 69,913 of which:

- 11,885 were aged 0-15 [17% of the population];
- 41,948 aged 16-64 [60% of the population];
- 16,080 were aged 65+ [23% of the population].

However, it is projected that by 2033 Anglesey's total population will have increased to 72,563 [12,333 aged 0-15, 37,518 aged 16-64 and 22,712 aged 65+].



Children Services - Introduction

This summary is underpinned by a detailed overview report, a comprehensive service self-evaluation referred to as “evidence grids” and performance reports for each service. Copies of these can be accessed electronically at the end of this report.

[Click HERE to view the detailed Head of Children’s Services Overview Report](#)

We believe in making a positive difference to the lives of children for whom we are providing a service. By this, we believe that we will be judged, not only by what we do, but also by the impact we have on outcomes for children. As a result of our interventions, children and young people can be expected to be:-

- Safe
- Healthy
- Enjoying stability in their lives.
- Achieving their potential.
- Listened to and taking part in key decisions about their lives.





Children Services - Areas of achievement and progress 2013/14

There is a real desire in Anglesey to do the best we can for the children and families that we work with. We have built on the developments highlighted in last year's report. The following is an overview of our developments and achievements in the last 12 months:

We have undertaken

- Fundamental reviews of our first contact arrangements, the pathways that cases take through the service, and the quality of help and intervention offered to families in order to inform our Transformation Programme.
- Hosted a series of conferences led by the Head of Service to outline the change programme and to generate a strong sense of purpose and ownership of developing a social work model for Anglesey.
- Maintained and consolidated our performance achievements.
- Ensured stability of frontline staff, frontline managers and the senior management team. Maintained reasonable levels of social work case loads and invested in additional staff to support the learning opportunities for our newly qualified staff.
- Progressed the Fostering Improvement Action Plan – and are on target to recruit 10 new carers by December 2014 as part of our ambitious recruitment campaign to ensure we have local placement choice and matching availability.
- Delivered, with Betsi Cadwaladr Local Health Board, an integrated service for Children with disabilities and their families.
- Led the delivery of the Gwynedd/Môn Integrated Family Support service; which will be operational in May 2014.
- Had successful inspections of both our Adoption and Fostering Services.
- Remained actively involved in the All Wales agenda to improve the delivery of social services through a collaborative approach.
- Continued to embed Quality assurance processes across the management tiers.
- Held Safeguarding Seminars for Members and Heads of Service.
- Worked in collaboration with our partners in North Wales to deliver a Regional Children's Safeguarding board.



The task of improving the performance of children's services is being pursued energetically within the authority served by an enthusiastic and committed workforce. The first stage of our improvement journey was to take all necessary steps to improve performance in key areas, of



assessment and care management whilst maintaining good performance across the board. Whilst this has resulted in improvements in many areas of practice, these changes have not fully addressed some of the fundamental issues that relate to a wholesale transformation of delivery of Children's Services in Anglesey.

Future services need to be sustainable and this is mirrored in the Welsh Government Social Services and Wellbeing Act. We need to develop a different approach, which will have at its heart:-

- Social workers working proactively with families to manage risk- spending much more time working alongside families helping them to change so that the family is a safe place for their children.
- For families where this is not possible, timely action will be taken to protect Children and provide stability.
- Enhancing family support services [both practical and therapeutic] thus producing a virtuous circle of improved services to children and families. In particular, investment will be targeted towards providing intensive and speedy support at point of family breakdown aimed at keeping the family together.
- Restructuring and redesign work systems so that they are relevant, intelligent, flexible and useful to practitioners.

I am confident that we have a strong foundation from which to build, and whilst there is no room for complacency, I am confident that the Children Services will continue to deliver efficient, effective and safe services to children of Ynys Môn.



Based on this demonstrable progress, and the effort and commitment of staff across the service it is clear that we can continue to adapt and transform.

I fully endorse the children services management team's desire and intention to continue to build on our strengths and ensure quality across every part of the child or young person's journey through the service.



What do we say we would do?	Did we do it?
Responding to Need	
Maintain the focus on the quality of decision-making, and ensure the reasons for decisions are consistently recorded, including better capture of service users' views	<p style="text-align: center;">✓</p> <p style="text-align: center;">In progress/On track</p>
Improvements in Case Management practice within Specialist Children Services	<p style="text-align: center;">✓</p> <p style="text-align: center;">In progress/On track</p>
Further develop integrated ways of working that ensure families are provided with support at the earliest opportunity to prevent the need for more intensive specialist intervention	<p style="text-align: center;">✓</p> <p style="text-align: center;">In progress/On track</p>
Review our “front door” arrangements and the interface with the Team around the Family	<p style="text-align: center;">✓</p> <p style="text-align: center;">Completed /Achieved</p>
Safeguarding	
On a Local Authority basis – implement the Safeguarding policy to ensure safeguarding children and people at risk from harm and neglect and raise awareness that safeguarding is everyone’s business	<p style="text-align: center;">✓</p> <p style="text-align: center;">In progress/On track</p>
Consider options for improved regional working through the Regional Local Safeguarding Children’s Board	<p style="text-align: center;">✓</p> <p style="text-align: center;">In progress/On track</p>
Work more closely with agencies dealing with domestic abuse to inform service responses	<p style="text-align: center;">✗</p> <p style="text-align: center;">Behind Schedule</p>
Promoting Wellbeing, Independence and Stability	
Providing a quality social work services to looked after children and young people that focuses on achieving permanency	<p style="text-align: center;">✓</p> <p style="text-align: center;">Completed /Achieved</p>
Continuing to support extended family members to look after related children and young people who are subject to residence, special guardianship or care orders where it is assessed as safe and appropriate to do so	<p style="text-align: center;">✓</p> <p style="text-align: center;">Completed /Achieved</p>



Recruit 20 generic foster carers (over two years) to ensure we have local placement choice and matching availability. This will improve placement stability, educational attainment and achievement of our looked after child and the aim is to reduce the costs of Independent Fostering provision and residential provision	✓ In progress/On track
Continue and develop collaborative arrangements for the provision of placements for looked after children and develop new arrangements where they will improve the range and choice of placements available to our children	✓ In progress/On track
Improve the life chances of Children Looked After by delivery of the Corporate Parenting Strategy	✗ Behind Schedule
Ensure that a particular focus is given in respect to educational attainment and achievement of our looked after children	✓ In progress/On track
Work with partners to implement the accommodation option for young people (up to the age of 24)	✓ Completed /Achieved
Commissioning and Partnerships	
Influence the development of more early intervention and prevention services through the Children and Young People's Partnership including supporting the implementation of the Families First Programme	✓ In progress/On track
Develop intensive family support arrangements so that the chances of ensuring long term good outcomes for children in families in crisis, where the children's safety is a concern and permanence is in doubt, is improved	✓ In progress/On track
Remodel the services to children and young people with disabilities to create a better focused service that is both deliverable within existing resources and acknowledged by children, young people, parents and carers as meeting needs	✓ In progress/On track
Work with Gwynedd Council & partners to deliver the Integrated Families Support Service (IFSS) service on a collaborative basis	✓ Completed /Achieved
Resource Management	
Continued implementation of the Workforce Strategy	✓ In progress/On track



Appoint to key management posts – reducing agency costs	✓ In progress/On track
Manage within in budget – reducing dependency on third party placements	✓ Completed /Achieved
Performance and Business Management	
Fully Implement the Quality Assurance Framework (QAF)	✓ In progress/On track

Staff retention rates :
2013/14 = 91.3%,
compared to 88.4% in
2012/13.

“The child care social workers we spoke to demonstrated the corporate parenting ethos of the County Council and showing their motivation to achieve the best possible outcomes for children for whom a decision to be placed had been made”.

(CSSIW, 2013)

90.86% of Initial assessments were completed within 7 days during 2013/14, and for those outside the 7 days’ timescale we have seen a continued reduction, down to an average 12 days. This compares well with the Welsh Averages of 73.10% and 20 days respectively



Children Services - Areas of Priority for 2014/15

We are committed to work towards completing the following this year:

Responding to Need

Reconfigure our first point of contact team

Maintain and consolidate performance achieved during 2013/14 in relation to key areas of practice that ensure that where children may be eligible, they will receive a good and timely response to their needs

Improve quality and timeliness of core assessments

Implement our revised Family Support Service

Feasibility Study - Edge of care services

Safeguarding

Maintain and consolidate performance achieved during 2013-14 in relation to Key Performance Indicators that ensure children will have up to date good child protection plans that ensure their needs are met

Have systems in place to ensure that children who are subject of private fostering arrangements are protected from harm and abuse wherever possible and offered timely support and protection in compliance with National Policy, Statutory Guidance and Regulations

Implement the Safeguarding People Service - encompassing both adult and children protection work

Co-ordinate the implementation of the Corporate Safeguarding Action Plan



Make a decision on whether we adopt the Multi-Agency Safeguarding Hub (MASH) in Anglesey – as a precursor to a single point of access for all Child in Need and Children at risk referrals.

Promoting Wellbeing, Independence and Stability

Anglesey's Looked After Children will be supported to live within or as close to Anglesey community.

Anglesey's Looked After Children will be supported to live within a family at some stage in their childhood wherever and whenever possible

Approve our Corporate parenting strategy and provide training for members on their Corporate Parenting responsibilities

Increase the number of in house fostering placements by a net gain of 10 households by December 2014, and an additional 10 by December 2015, therefore reducing our spend on third party foster placements

Improve our performance in relation to placement stability and changes of schools for children who are looked after

Commissioning and Partnerships

Continue to influence the development of key components of effective support to families across the continuum of need - from prevention to high risk - include: establishing an articulated and coherent child wellbeing model which sets out responsibilities for respective intensive, targeted and prevention services; and which is owned and understood by all staff and other partners

Develop intensive family support arrangements so that the chances of ensuring long term good outcomes for children in families in crisis, where the children's safety is a concern and permanence is in doubt, is improved

Remodel services for disabled children and young people to create a better focused service that is both deliverable within existing resources and acknowledged by children, young people, parents and carers as meeting needs

Work with Gwynedd Council & partners to deliver the IFSS service on a collaborative basis.



Resource Management

Maintain staffing stability

Improve rates of staff sickness

Manage within in budget – reducing dependency on third party placements

Performance and Business Management

Continue to fully Implement the Quality Assurance Framework (QAF)

Page 86

Click [HERE](#) to access 2013/14
Children's Services
Evidence Grids

All
Children in
Care have
a qualified
Social
Worker

95.68% of all
reviews were
held within
timescale,
remaining
above the
Welsh average
2012/12 of
71.40%

Click [HERE](#) to access 2013/14
Performance Information
and Score Cards.



Adults' Services - Introduction

This summary is underpinned by a detailed overview reports, evidence grids and performance reports for each service, copies of which can be accessed electronically at the end of this report.

[Click HERE to view the detailed Adults' Services Overview Report](#)

Adult social care and support aims to:

- Support adults and their carers to develop solutions to their social care needs which wherever possible enables them to either maintain or regain independence;
- Work with partners like Health and Housing Services, Independent & Third Sector organisations and community groups so that vulnerable people may be safely supported in their local communities;
- Collectively ensure that vulnerable adults are protected from harm

This vision needs to be ambitious and include the following components:

- Supporting people to remain in their own homes and ensuring the availability of a range of high quality community based services;
- Promoting and supporting independent, healthy adults whom are both socially and economically included in the community of the Island;
- Recognition that a healthy mental state and wellbeing is equally as important as physical wellbeing;
- Supporting adults to maximise the benefits of employment;
- A recognition that adults have different and complex roles to fulfil (worker, parent, volunteer, carer, role model to others) with different social responsibilities – which all impact upon their lifestyles and health choices;
- Ensuring a focus on early intervention and preventative services will feature prominently with our health and social care partners;
- Ensuring the most efficient and effective use of health and social care services.



Adults' Services - Areas of achievement and progress 2013/14

Much progress has been achieved over the last 12 months in taking forward a number of workstreams in accordance with our stated priorities and principles. Some of these major achievements include:

- progress in taking forward the Transformation Programme for Older Adults including the publication of our vision and Service Intentions following a period of engagement, re-launch of Re-ablement, development of Accommodation and Support, Development of Brokerage arrangements and a Schedule of Rates for domiciliary care services, and "Building Communities".
- Working with the Betsi Cadwaladr University Health Board in further developing the single Point of Access; developing service responses through the Môn Enhanced Service and Rapid Response (Intermediate Care) and through joint locality work overseen by the Model Môn Locality Leadership Team which includes strategic and operational managers for community health and social care disciplines.
- Continued effective response to allegations of abuse and negligence and continuation of our efforts to raise awareness in relation to protecting vulnerable adults (preventative programme). This includes progress in establishing a Gwynedd and Ynys Môn safeguarding Board which means that we are well placed to respond to the expectations expressed through the Social Services and Wellbeing (Wales) Act.
- We have facilitated the development of a more robust domiciliary service in conjunction with the independent sector by accelerating the externalization of long term domiciliary care provision.



At the end of March 2014, we estimate that 53% of domiciliary care provision is now purchased from independent sector providers compared to 37% in March 2013



- We have evidence of good service user and carer engagement as well as community activity in certain service areas (e.g. older people and adults with disabilities). We have reviewed Service Level Agreements and our investments in the 3rd Sector. We have developed a Domiciliary Care Forum for providers and commenced the work of shaping and developing the market to meet service demands across all 6 geographical patches on Ynys Môn. We have commenced work under the Building local Communities workstream to develop a community Partnership approach in the Seiriol patch in order to make more effective use of community resources and social capital through a co-productive model of approach.
- We have published a draft carers strategy outlining our commissioning intentions in relation to services to support Carers and we have worked jointly with Gwynedd council and the Health Board to develop Carers Facilitator posts to identify and support Carers in Ysbyty Gwynedd and in GP surgeries.
- We have maintained good performance locally across the suite of national Key Performance Indicators and within our local performance management framework. This has been achieved within a reduced budget allocation meeting the council's challenging efficiency strategy.
- We have established an Integrated Delivery Board for Health and Social care to provide more robust governance arrangements to develop joint working with Health to integrate services. We have also worked with the other local authorities and the Health Board in North Wales to develop a Joint Statement of Intent in relation to integrating services for final submission to Welsh Government by 31/03/14.



Anglesey County Council Councillor Llinos Medi Huws, appointed the Carers Champion for Anglesey, pictured with Portfolio Holder for Social Services, Councillor Ken Hughes and Ms April Smith, who carers for her elderly mother

"I'm looking forward to take up this very important role. According to the recent Census there are over 9000 unpaid carers on Anglesey. It is an acknowledged fact that our society and public services could not function without the massive contributions made by carers. I will be working with Council officers and third sector partner organisations to make sure I have as much contact as possible with carers on Anglesey."

Councillor Llinos Medi Huws, Carers Champion



What did we say we would do?	Did we do it?
Responding to Need	
Complete review of current published information leaflets and review current information arrangements including the range of information points and development of our web pages.	✓ Completed / Achieved
Mainstream our Single Point of Access (SPOA) arrangements with the Health Board.	✓ In progress/On track
Reshaping and remodelling services for older people guided by two goals – enabling people to stay at home, deliver better outcomes for service users and improving efficiency/affordability.	✓ In progress/On track
Community based early intervention and re-ablement becoming an increasingly more prominent feature in our service response models as we reduce our reliance upon long term residential care.	✓ Completed /Achieved
Business like – improving efficiency and effectiveness across the spectrum of Adults’ Services as a driver underpinning our operations, evidencing accountable service delivery within a robust, local performance management culture. This to include embedding a programme management discipline across all aspects of the business.	✓ In progress/On track
Further develop the strategic and operational interface with Health (e.g. further development of the Môn Enhanced Care (MEC), mainstream current pilot single point of access arrangements within an integrated customer care model.)	✓ In progress/On track
Complete and implement the current review of commissioned advocacy services.	✓ In progress/On track
Enable further strengthening of community preventative universal services by developing community capacity and increased social capital – adopting a community leadership role within one community in the first instance.	✓ In progress/On track
Ensure a sustainable mainstream Age Well model across all communities on the Island.	✓ In progress/On track
Refresh our current commissioning strategies as key documents to guide our Service vision, direction and priorities.	✓ In progress/On track



In collaboration with Health, review our strategic arrangements to support carers across all user groups ensuring that our local commissioning intentions are contemporary, fit for purpose and in line with local, regional and national priorities.	✓ In progress/On track
Safeguarding	
Further strengthen local safeguarding practice within an improvement plan framework – to include risk assessments, protection plans, user experiences and links to Community Safety.	✓ In progress/On track
Consider opportunities available to strengthen strategic capacity in safeguarding.	✓ In progress/On track
Continue to fully comply with the Corporate Safeguarding policy/procedure.	✓ In progress/On track
Fully embed case file audits of safeguarding practice within our evolving Service quality assurance framework;	✓ In progress/On track
Continue to develop the North West Wales Shadow Safeguarding Board with our partners.	✓ Completed /Achieved
Consider options for improved regional working (regional Adult Safeguarding Board and the proposed north Wales safeguarding referral hub).	✓ In progress/On track
Review our current local Escalating Concerns protocol.	✓ Completed /Achieved
Commissioning and Partnerships	
Continue at pace on our transformation and remodelling of older people’s services in order to provide more community based support, prevent deterioration in health and wellbeing, reduce reliance on long term residential services and reduce avoidable admissions to hospital.	✓ In progress/On track
Undertake a comprehensive review of learning disabilities services.	✗ Behind Schedule
Further develop and strengthen our local arrangements for engaging service users, carers and citizens within an evolving Corporate framework.	✓ In progress/On track



In partnership with Gwynedd Council and the Health Board, appraise our current hospital social work arrangements.	✓ In progress/On track
Jointly review with the Health Board governance and accountabilities underpinning mental health services within an ethos of continuous improvement.	✓ In progress/On track
Continue to develop our partnerships with the Independent and Third Sectors.	✓ In progress/On track
Further strengthen and develop our relationship with Health through the proposed Integrated delivery Board for Health and Social Care.	✓ In progress/On track
Resource Management	
Continue to consolidate communication and information sharing practice within the Service.	✓ In progress/On track
Meet all specific mandatory and relevant national qualification targets.	✓ Completed /Achieved
Continue to work with Qualifications and Credit Framework (QCF) developing training opportunities to underpin qualifications.	✓ In progress/On track
Continue to work collaboratively and maintain our existing formal partnerships (workforce development).	✓ In progress/On track
Prepare a workforce strategy for regulated Adult Social Care services.	✓ In progress/On track
Ensure robust mechanisms to manage absence/sickness.	✓ In progress/On track
Continue to modernise ensuring best possible use of resources and contributing to the Council's efficiencies programme (a Service financial target of £972k during 2013/14).	✓ Completed /Achieved



Adopt a medium term financial strategy for Adult Social Care - reducing dependency on long term residential/nursing placements as well as addressing identified cost pressures.	✓ In progress/On track
Performance and Business Management	
Publish the final version of our quality assurance and performance management framework.	✗ Behind Schedule
Publish and implement an improvement plan in response to the external evaluation of our information and data systems.	✓ In progress/On track
Implement an improvement programme around the management of complaints.	✓ In progress/On track
Continue to actively review the Service risk register as mitigating actions are progressed.	✓ In progress/On track
Corporate and Political Leadership and Support	
Ensure the appointment of Adults Services Member Mentors, a Carers Champion and Older People's Champion when the New Council is confirmed in May, 2013.	✓ Completed /Achieved
Deliver an induction programme on adult social care for new Elected Members following the Local Government elections in May, 2013.	✓ In progress/On track
Continue to further strengthen the development and appreciation of Elected Members and Senior Managers (with corporate responsibilities) around roles and function of Adults' Social Services and develop an engagement strategy for Members and senior managers with front line staff in Adult Social Care.	✓ In progress/On track
Further clarify levels and limits of delegated responsibility which is in tandem with the full implementation of the Council's new financial ledger system.	✓ In progress/On track
Further strengthen corporate and political scrutiny of adult social care within a scrutiny/performance framework.	✓ In progress/On track



Adults' Services - Areas of Priority for 2014/15

The following priorities have been identified for 2014/15:

- Continue with our programme to transform services for Older People. We have commenced with the planning of projects that will focus on Dementia services and the development of our approach to Citizen Directed Support.
- Continue to develop our strategy to remodel the range and choice of accommodation and support services for Older People.
- Develop a joint work programme with Health to integrate services in response to the demands and expectations of Welsh Government as set out in the 'Framework for Integrated services for Older People with Complex Needs' (July 2013).
- Introduce revised Integrated Assessment arrangements jointly with Health and provide multi-disciplinary training for health and social care staff.
- Strengthen community-based models of service delivery in partnership with Health, Housing and the 3rd sector through the Intermediate Care Grant approved by Welsh Government.
- Commence the review to remodel Learning disability services.
- Further strengthen our Commissioning and Business support arrangements
- Further develop our arrangements for engaging with service users and carers and 3rd and independent sector providers in reviewing our commissioning intentions to ensure a range of appropriate community support services.
- Formulate our future commissioning intentions in relation to securing appropriate independent advocacy services to meet the needs across adults' services.

Significant progress has been achieved during 2013/14 although we have not been able to complete all of our workstreams within the expected timeframe. Nevertheless we will continue to make progress over the next 12 months. There is a need to be realistic about what can be achieved within existing resources and there will be a continued need for prioritization and rationalization of work programmes within the service and authority. The Council's Corporate Plan has identified the challenges and established a corporate approach to identify priorities and monitor progress. Adult Social Care is a recognized priority within this programme of work.

In the following table, we outline other key areas for achievement of progress for this year:



Responding to Need

Agree a model of care and eligibility for Extra Care Housing.

Secure formal Council endorsement to progress 3 extra care housing facilities in Amlwch, Llangefni and the south of the Island.

Undertake local engagement on accommodation and care needs across the Island.

Implement the Action Plan in response to the recommendations contained in the Supporting People Review of the contract to provide a warden Service in sheltered housing;

Commence a substantive review of learning disabilities services jointly with partner organisations;

Commence work on the Dementia Services Project and the Citizen directed Support priority workstreams under the Transformation Programme.

Safeguarding

Conduct regular case file audits of safeguarding practice within our evolving Service quality assurance framework.

Review and strengthen our arrangements for responding to requests for Deprivation of Liberty Safeguards authorisations, particularly for those vulnerable people who lack capacity and lack family support in care homes and supported living facilities.

Promoting Wellbeing, Independence and Stability

Develop the building local Community Partnership approach to delivering preventative community-based service responses in the Seiriol area and develop an approach to Local Area Co-ordination.

Implement the commissioning intentions for the future of Older People Housing Related Support Services set out in the Supporting People Commissioning Strategy.

Commissioning and Partnerships

Continue to develop service intentions under the Enhanced Accommodation and Care Project under the Transformation Programme for Older People.

Confirm commissioning intentions in relation to Garreglwyd Residential Home

Commence work on a comprehensive review of learning disabilities services



Establish formal Project Management arrangements in support of the development of Dementia Support services under the Transformation Programme.

Develop formal Project Management arrangements in support of the development of the Citizen Directed Support work

Agree final version of the Carers Strategy and commence implementation of the 3-year Action Plan

Implement the North Wales Residential Pre-placement Framework Agreement with residential and nursing care providers on Ynys Môn and revive the local Residential and Nursing care Provider forum.

Implement the Action Plan in response to the recommendations contained in the Supporting People review of warden services in sheltered housing schemes.

Develop a programme of priorities for the delivery of more integrated services with Health under the auspices of the Integrated Delivery Board for Health and Social Care.

Resource Management

Develop effective working relationships with the Workforce development Unit that is now line managed within the Corporate Human Resources and training section.

Continue to ensure meaningful training and development opportunities across the social care workforce, users and carers in accordance with the priorities in our Transformation Plans.

Continue to work with partners in providing Qualification & Credit Framework (QCF) training opportunities to further strengthen a qualified social care workforce.

Fully implement the newly launched Consolidation Programme for newly qualified Social Workers under the auspices of the Care Council CPEL framework.

Continue to work collaboratively and maintain our existing formal partnerships in relation to Social Care Workforce Development.

Continue to modernise ensuring best possible use of resources and contributing to the Council's efficiencies Programme (a Service financial target of £1,261,000 during 2014/15).

Performance and Business Management



Develop a Quality Assurance and Performance Management Framework across the Department to improve the focus on monitoring the quality of services.

Strengthen capacity in Business Support to mitigate the risk associated with our ability to respond to information compliance requests within statutory timescales.

Continue to monitor the effectiveness of our arrangements in responding to and resolving complaints and learning the lessons to continuously improve the quality of our services.

Implement the Improvement Plan drawn up in response to the recommendations contained in the external review of our information systems.

Provide frontline Social Workers with laptops to complete forms and input information on to DRAIG/ RAISE (Electronic Social Care Database) whilst out in the field, in response to Smarter Working

Continue to work with the ICT Section in prioritising and progressing work on ICT systems development, replacement and implementation.

Continue to collaborate with partners in the Welsh Systems Collaborative in securing a replacement for the DRAIG/RAISE information system.

Corporate and Political Leadership and support

Develop effective links between the new Head of Adults' Services and key portfolio holders and Corporate scrutiny.

Continue to develop engagement with elected members through the arrangement of information sessions on key topics.

Further clarify levels and limits of delegated responsibility which is in tandem with the full implementation of the Council's new financial ledger system.

Further strengthen corporate and political scrutiny of adult social care within a scrutiny/performance framework.

Adult social care needs to continue to transform over the next period to encompass a broader agenda than it has to date – moving beyond traditional delivery of social care and towards delivering a citizen centred, holistic and joined up vision for adults on the Isle of Anglesey.



Click [HERE](#) to access 2013/14
Performance Information
and Score Cards.

5,440 the number of referrals in 2013/14,
(compared to 4524 in 2012/13). Of these,
5,061 were new referrals (3493 in 2012/13)
with 84% allocated within 5 working days
(76% allocated within 2 working days)
providing a timely response to referrals.

Click [HERE](#) to access
2013/14 Adults' Services
Evidence Grids





Financial Information 2013/14

The last year has seen continued pressure to meet service demands within a context of significant budget pressures. When looking to the future, we must consider the context of prolonged financial pressures, demographic changes and increased expectations.

Children's Services

The Council's spending across the spectrum of Children Social Services is below the average spend across Welsh Local Authorities.

Children's Services spend is £565 per head of the 0–18 population (Welsh Median £680).

Looked after Children's spend is £221 per head of the 0-18 population (Welsh Median £310).

Adults' Services

The Council's spending across the spectrum of Adult social services is below the average spend across Welsh Local Authorities:

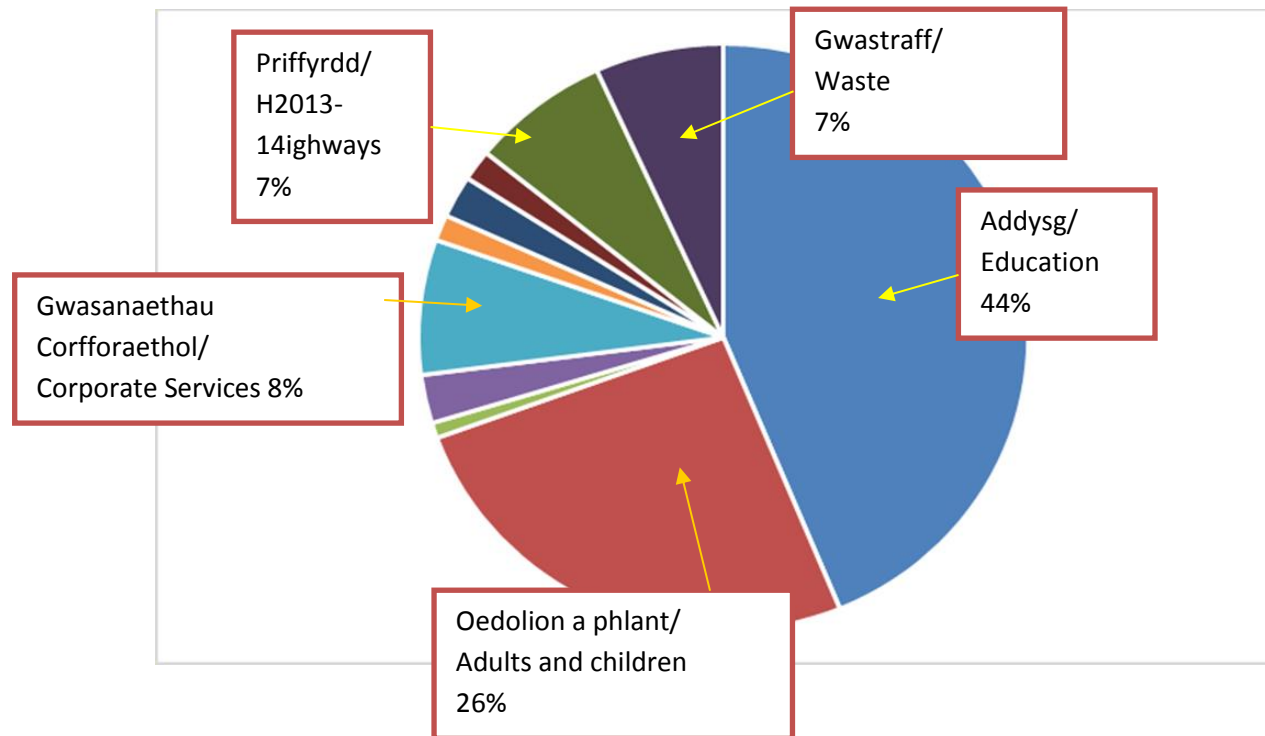
Older People's spend is £702.60 per head of the 65+ population (Welsh Median £849).

Social care spend for adults under 65+ is £246.62 per head (Welsh Median £247.12)

SERVICE DESCRIPTION	Budget 2013/14 £'000	Actual 2013/14 £'000
Children's Service	6,781	6,566
Adults' Services		
- Older People	6,188	5,958
- Physical Disabilities	1,512	1,421
- Learning Disabilities	4,663	4,805
- Mental Health	1,605	1,880
Support Services	704	722
Provider Unit	8,609	8,086
Other Services	144	132
TOTAL	30,205	29,569



£129m Net Council Budget, by Service 2013-14

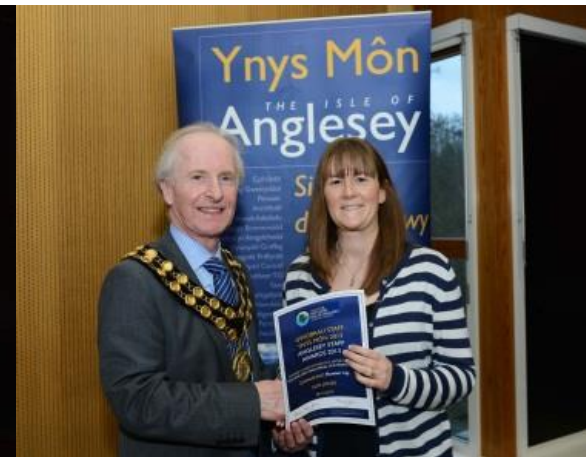


- £129million budget, 26% of the Council budget is spent on Social Care (6% Children's Services & 20% Adults' Services)
- 2013/2014 savings for Social care was £1,213,720 which represents a reduction of 4.35% against the prior year (2012/2013) budget of £27,917,310, which was met by the Service in full.
- 2014/2015 savings have been identified for Social care at £1,774,940 which represents a reduction of 5.88% against the prior year (2013/2014) budget of £30,204,960



2013 Staff Awards in pictures

Page 101



Above left: Customer, Citizen and Community Focused Award – Rona Jones (Runner Up); Above Centre: Professional and Well Run Award – James Dawson (**Winner**); Above right: Valuing and Developing Our People Award – Elin Jones (Runner Up); Left: Achiever Award – Reablement Service (Runner Up); Right: Committed to Partnership Award- Domiciliary Care Dementia Support Team (**Winner**).





Glossary & Further Information

Building Communities - The Building Communities project is looking at partnership working between communities, the voluntary sector and those agencies who provide public services locally. The project will consult with communities to identify the local resources and assets that exist, what they feel is missing and what they believe are the priorities for the future in building social capacity and resilience within local communities to improve the range of facilities and services available to support citizens.

Citizen Directed Support - Citizen Directed Support (CDS) is an approach/model by which people who require assistance to live as independently as possible and thus access the mainstream opportunities most people enjoy, are enabled to do so. This outcome to be achieved through the support of others who recognise that the person her/himself is best placed to know what they need and how these needs can be met.

Page 102

Community Partnership - This term refers to a partnership approach between statutory public services, the 3rd (voluntary) and independent (for profit) sectors and community interests working in a co-productive approach to consult and engage with local citizens to develop social capacity, resources, facilities and the assets within local communities to improve the environment and lives of local people.

Community Voices - This is a four year Lottery funded project which involves 9 voluntary organisations working together on Ynys Môn to increase the engagement of individuals and communities of interest in the design and delivery of Public Services locally. The Portfolio is managed and administered locally through Medrwn Môn's appointed Community Voice Manager. The portfolio is a partnership of 9 projects each of whom are responsible for engaging with and supporting their communities of interest to become actively involved in the design and delivery of the services that affect them the most.

Dementia Support - This term refers to a range of care and accommodation services planned and delivered to provide support for people living with dementia and their carers

Domiciliary Care Forum- This is a quarterly meeting between Social Services and the independent domiciliary care agencies operating on Ynys Môn to work together, to share information on population needs and service demands and commissioning priorities and intentions in order to shape and develop the local social care market to respond to service demands on Ynys Môn in the medium to long term

Enhanced Accommodation & Care Project - that part of the Adult Services Transformation Programme that is concerned with changing and improving how we can enable older people to live and be cared for in their own home for as long as possible or in other accommodation that will support the best quality of life. It is concerned with giving the recipients of care more choice and control over the care they receive to promote dignity and respect.



Extra Care Housing- The extra care model aims to meet older people's housing, care and support needs while helping them to maintain independence within their own private accommodation. Communal and social facilities are often provided to help address social isolation and build a sense of community. Extra care schemes reflect key government policies that promote independence, control and person-centred care for older people.

Integrated Family Support Service - The Integrated Family Support team (IFST) is a multi-agency team working with children and families where parental substance misuse co-exists with concerns about the welfare of the child.

Môn Enhanced Care (MEC)- Provides MEDICAL CARE FOR PATIENTS registered with a participating GP Practice in order to avoid unnecessary admissions to hospital (step up) and to facilitate discharge back home to the community or normal place of residence (step down). It is anticipated that both 'step up' and 'step down' patients identified as suitable for the MEC service will typically be under the care of the MEC Team for up to 14 days before being discharged to the 'normal' ongoing care of their GP and/or other health and social care professionals

Multi Agency Safeguarding Hub - The Multi-Agency Safeguarding Hub (MASH) is the single point of contact for all safeguarding concerns regarding children and young people. It brings together expert professionals, from services that have contact with children, young people and families, and makes the best possible use of their combined knowledge to keep children safe from harm.

Re-ablement Service –This refers to an intensive package of domiciliary care services that are provided for a period of up to 6 weeks to help people to regain their confidence and ability to function at their optimum level to maintain their independence and ability to continue to live at home following a period of illness, disability and/or frailty.

Regional Children's Safeguarding Board - Local Safeguarding Children Boards are statutory partnerships. The objective of Local Safeguarding Children Boards, to co-ordinate and ensure the effectiveness of partners' safeguarding activities, is established in the Children Act 2004. A two-tier system of Safeguarding Boards has been in place across North Wales since early 2013. A Regional board was established, but the statutory functions remained with the three sub-regional LSCBs.

Single Point of Access (SPOA) - the Single Point of Access (SPOA) communications hub, based in Social Services, Llangefni, which is operational Monday to Friday, 8am-6.30pm, will be the focal point for receiving referrals for community health and social care services to support people at home in the community or in their normal place of residence.

Supporting People - Supporting People is a policy and funding framework initiative by the Welsh Government that provides housing related support (assistance with obtaining and maintaining tenancies and promoting independence and social inclusion) for a range of diverse but equally vulnerable individuals or families. The programme focuses on the planning, commissioning and monitoring of supported accommodation and floating support services, which are delivered by various providers across a range of tenures, but does not fund the accommodation, personal care or health care costs to support individuals.



Team around the Family (TAF) is a Welsh Government Initiative being promoted across Wales. The approach recommends that professionals supporting children and families (teachers, health visitors, counsellors, youth workers, etc.) work together at an early stage to problem solve with families. A TAF approach for families and children is an early, preventative model. Its purpose is to effectively engage vulnerable families with existing community services. It is part of a wider Families First initiative. The aim of Families First is to improve both short and longer term outcomes for parents, children and young people living in poverty

Transformation Programme - the means of achieving the changes needed to make the services provided both more modern and more efficient, so that they better meet the (current and future) needs of the citizens of Anglesey. This involves changing ways of thinking about what and how we deliver, what we deliver and how we deliver the services and who delivers them, in particular working more closely with those in the community.

Page 104 **This document is also available in other formats (e.g. large print, Braille or audio) upon request.**

If you would like further information on any aspect of this report please contact:

Mrs Emma Edwards,
Business Support Manager,
Isle of Anglesey County Council,
County Offices,
Llangefni,
Anglesey,
LL77 7TW
Email: ejess@anglesey.gov.uk
Telephone: 01248 751887



Ynys Môn

THE ISLE OF
Anglesey

Social Services Annual Report
2013/14

Children's Services
Overview Report



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

www.ynysmon.gov.uk

www.anglesey.gov.uk

 [cyngormon](https://www.facebook.com/cyngormon)
[ioacc](https://www.facebook.com/angleseycounty)

 [@cyngormon](https://twitter.com/cyngormon)
[@angleseycouncil](https://twitter.com/angleseycouncil)



INDEX OF CONTENTS

1. Introduction
2. Service Context
3. Responding to Need
4. Safeguarding
5. Promoting Wellbeing, Independence and Stability
6. Commissioning and Partnerships
7. Resource Management
8. Performance and Business Management

1 Introduction

This is my third overview report as Head of Children's Services. As in previous years, the purpose of my report is to give an accurate and honest appraisal of our performance and progress against the priorities that were set out in last year's report. I also outline our priorities for improvement over the next year or so. My report forms part of the analysis and evaluation informing the Director of Social Services Report as required by the Annual Council Reporting Framework. The analysis and the judgments in the report are supported by detailed evidence contained within our service evaluation process.

Before I explain where we are at I think it would be helpful if I remind you what we are all about.

We believe in making a positive difference to the lives of children for whom we are providing a service. By this, we believe that we will be judged, not only by what we do, but also by the impact we have on outcomes for children. This means that, as a result of our interventions, children and young people can be expected to be:-

- Safe
- Healthy
- Enjoying stability in their lives
- Achieving their potential
- Listened to and taking part in key decisions about their lives

Areas of achievement and progress 2013/14

There is a real desire in Anglesey to do the best we can for the children and families that we work with. We have built on the developments highlighted in our previous reports and the following is an overview of our developments and achievements in the last 12 months:

- Undertaken fundamental reviews of our first contact arrangements, the pathways that cases take through the service, and the quality of help and intervention offered to families in order to inform our Transformation Programme
- Hosted a series of conferences led by the Head of Service to outline the change programme and to generate a strong sense of purpose and ownership of developing a social work model for Anglesey – to support doing a difficult job, better
- Maintained and consolidated our position and progressing positively against key performance targets
- Ensured stability of frontline staff, frontline managers and the senior management team. Maintained reasonable levels of social work case loads and invested in temporary staff
- Progressed the Fostering Improvement action plan – aiming to recruit 10 new carers by December 2014 as part of our ambitious recruitment campaign to ensure we have local placement choice and matching availability
- Delivered, with Betsi Cadwalader Local Health Board, an integrated service for Children with disabilities and their families
- With Gwynedd Council and Betsi Cadwalader Local Health Board led the delivery of the Gwynedd/Môn Integrated Family Support service which will be operational in May 2014
- Had successful inspections of both our Adoption and Fostering Services

- Remained actively involved in the All Wales agenda to improve the delivery of social services through a collaborative approach
- Work continued to embed Quality assurance processes across the management tiers to ensure that the quality of work is closely scrutinised
- Safeguarding Seminars for Members and Heads of Service held
- Worked in collaboration with our partners in North Wales to deliver a regional children's Safeguarding board

The task of improving the performance of children's services is being pursued energetically within the authority served by an enthusiastic and committed workforce. The first stage of our improvement journey was to take all necessary steps to improve performance in key areas, of assessment and care management whilst maintaining good performance across the board. However, whilst this has resulted in improvements in some areas of practice, it is my view that these changes have not fully addressed some of the fundamental issues that relate to a wholesale transformation of delivery of Children's Services in Anglesey.

We recognise that we are working within a challenging, complex and changing environment including prolonged financial pressures, demographic changes and increased expectations. An analysis of our spend shows that a significant level of the expenditure is dedicated to those cases at the highest extreme of our interventions – children looked after, children whose names are on the child protection register or those subject to care proceedings. Without being able to invest in interventions aimed at supporting families' resilience and independence, there is the risk of increased individual, family and community exclusion – especially at a time of financial austerity. Future services need to be sustainable and this is mirrored in the Welsh Government Social Services and Wellbeing Act 2014. We need to develop a different approach, which will have at its heart:-

- Social workers working proactively with families to manage risk- spending much more time working alongside families helping them to change so that the family is a safe place for their children
- For families where this is not possible, timely action will be taken to remove the children through court processes and a permanent placement in a substitute family found for them
- Enhancing family support services [both practical and therapeutic] thus producing a virtuous circle of improved services to children and families. In particular, investment will be targeted towards providing intensive and speedy support at point of family breakdown aimed at keeping the family together
- Restructuring and redesign of systems so that they are relevant, intelligent, flexible and useful to practitioners

Based on this demonstrable progress, and the effort and commitment of staff across the service I am confident that we can continue to adapt and transform. As a management team, we wish to continue to build on our strengths and ensure quality across every part of the child or young person's journey through the service. There are clear challenges ahead. However we will continue to ensure that our staff are well trained and supported. We will continue to ensure our reporting mechanisms are robust in terms of both quantity and quality and that we have sufficient challenge and innovation within the service to respond flexibly alongside our partners. I am confident that we have a strong foundation from which to build, and whilst there is no room for complacency, I



am confident that the Children Services will continue to deliver efficient, effective and safe services to children of Ynys Môn.

These are my views, and we would like to hear what you think? In particular, are we describing the service that you know from your experience?

2 Service Context

The delivery of children's social services continues to be a complex and challenging business with significant risks associated with working with very vulnerable children and their families. Although we play a full part in partnerships and corporate activities that aim to improve the lives of all children who live on the Island, we are not designed to be a universal service. Our key responsibility is to plan and develop the more specialist services to support children and families who face complex and intensive problems; that is those children:-

- who have complex needs and are in need of our support
- in need of protection from abuse
- who are looked after by the local authority
- who are leaving the care of the local authority
- with disabilities
- who offend or who are at the risk of offending
- who are carers for others

All our services are delivered, county wide, from two locations in Llangefni. We have a number of specialist roles including the Quality Assurance Manager, the Child Protection Co-ordinator and the Independent Reviewing Officer. We work collaboratively with other local authorities to deliver a number of key services including the Adoption Service and the Youth Justice Service. We also work in partnership with other departments, agencies and organisations. The service for children with disabilities is a formal partnership between health and children's services, bringing together staff to provide an integrated and co-located service. A number of our support services are commissioned from the Third Sector and the departmental internal provider. These include contact supervisors, family support services, family group conferencing, support services for Young Carers, and support services for children who are exposed to the impact of domestic violence.

We also work with the Children and Young People's Partnership initiatives to influence the development of services for a broader group of children in need. We have embraced the Families First Initiative, "Team around the Family" and the Potential Project; working with partners to shape the development of a comprehensive range of services for children and families across a range of needs and difficulties.

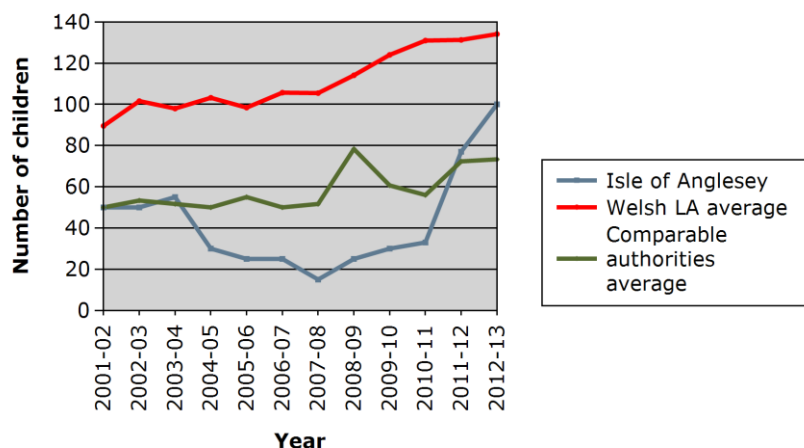
Some Facts and Figures

It is important that the Service's performance is understood in the context in which staff within the service are operating and to recognise the demands on the service.

Every year families, professionals and the general public contact us to share concerns about children and young people. The rate of social care users of children services in Anglesey is less than the Welsh average (¹ 42 per 1,000 population compared to 46 per 1,000 population), and that of comparable authorities. However between 2002-03 and 2012-13, the rate of child social care clients per 1,000 population aged 0-17 in Anglesey increased by 48%, compared to a 42% increase across Wales. Whilst the general demographic information is not available for 2013/14 at this point, our own data shows that generally the increase in demand continued:-

	2012/13	2013/14
Contacts	2695	3230
Referrals	1111	1464
Police Contacts	1503	1765
Initial Assessments	540	514
Core Assessments	123	110

Where necessary we undertake child protection investigations often leading to multi-agency conferences where children may be placed on the Child Protection Register (CPR): which are maintained by every local authority in order to improve child protection procedures for children and young people. Across Wales we have seen an increase in the numbers on the child protection registers across the period 2001-02 to 2012-13. The same period saw an increase, albeit a lower increase, in the number of children and young people on the Child Protection Register in Anglesey compared to the Welsh average. However our increase was higher than our comparable authorities' average.



Whilst the general demographic information is not available for 2013/14 at this point, our own data shows that this increase was halted during the year:-

¹ Based on 2012/13 figures – SSIA Local Authority Profile

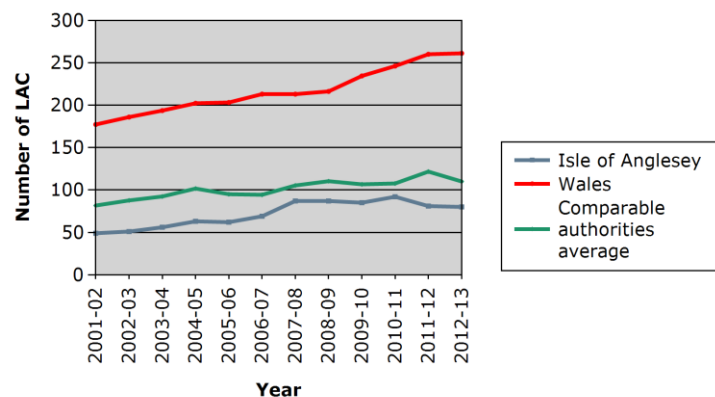


	2012/13	2013/14
Children Placed on the Register during the year	111	83*
Children whose names were removed from the Register during the year		110
Children's names placed on the register on the 31.03.14	98	71
Children subjects of an Initial Child Protection Conferences during the year	163	110
Children subjects of a Review Child Protection Conferences during the year	232	265

*Of these most children were registered because of physical abuse (35), followed by Emotional abuse (22), Neglect (14), Sexual abuse (11), Physical & Sexual abuse (1)

We have identified the need to hold a Child Practice Review during the year to ensure transparent professional practice and the identification of any learning. This will be completed in 2014/15.

Where family support is unsuccessful in managing the risk of harm, children can become looked after by the local authority. Across Wales, for the period 2002-03 and 2012-13 we have seen an increase in the numbers of looked after children. The same period saw an increase in the number of looked after children in Anglesey and the average number within our comparable authorities. For 2012-13, the number of looked after children was lower than the Welsh LA average.



During 2013/14 20 children were looked after as a direct result of abuse. Whilst the general demographic information is not available for 2013/14 at this point, our own data shows that this increase was halted during the year, with 78 children looked after on the 31st March 2014 compared to 80 at the same time last year.

During the period 2001-02 to 2012-13 we increased our spending on children's services by 119%². In the same period the average expenditure of our comparable authorities also increased: therefore during 2012-13 the net expenditure on children services remained lower than the comparable authorities. During the same period we have seen an increase in the social work staff employed: we currently have a higher rate of social workers than the Welsh average (as at 31.03.13).

² Based on 2012/13 figures – SSIA Local Authority Profile

3 Responding to Need

This section of the report is around our processes of access to services, identifying children's needs (called an assessment), providing support to meet those needs and reviewing how effective we are in meeting those needs. We do this through following a national process which is known as the Framework for Assessment Guidance.

What we have said we will do?

- Maintain the focus on the quality of decision-making, and ensure the reasons for decisions are consistently recorded, including better capture of service users' views
- Improvements in Case Management practice within Specialist Children Services
- Further develop integrated ways of working that ensure families are provided with support at the earliest opportunity to prevent the need for more intensive specialist intervention
- Review our "front door" arrangements and the interface with the Team around the Family

What did we do?

We have maintained improvements in our assessment and care management arrangements. We are confident that in the majority of cases children who come into contact with Children's Services receive a timely assessment of their needs. We aim to ensure that referrals are dealt with in a timely manner and that decision making is robust and therefore interventions responsive.

- ✓ Achieved 98.77% of referrals where a decision was made within 24 hours for the year 2013/14. Our performance places us above the Welsh average for 2012/13 and is an area where we have generally improved over the last three years
- ✓ Continued reduction in the re-referral rate in 2013/14 with a performance of 18.87%, which is a significant improvement on our position in 2010/11 when the re referral rate was 31.18%
- ✓ All initial and core assessments are carried out by qualified social workers
- ✓ All our social workers have been trained to use a consistent Risk Model which is a means of identifying risks within cases. This model is currently used in a number of English and Welsh local authorities. The Risk Model won a social care accolade award in 2010. This way of working ensures that workers ask regular questions about risk and reach evidence-based decisions
- ✓ 90.86% of Initial assessments were completed within 7 days during 2013/14, and for those outside the 7 days' timescale we have seen a continued reduction, down to an average 12 days. This compares well with the Welsh averages of 73.10% and 20 days respectively
- ✓ 92.51% of our review of child in need plans were held within timescale, which shows a year on year improvement over the last two years and remains above the Welsh average for 2012-13 (86.40%)

- ✓ 95.68% of all reviews were held within timescale, which shows a year on year improvement over the last three years and remains above the Welsh average for 2012-13 (71.40%)
- ✓ All service user information is now held electronically on file which has improved our ability to access and share (when required) information, as well as reducing the risks associated with data protection.
- ✓ The Framework for Assessment is implemented within our services for children with disabilities (Specialist Children Services)
- ✓ We have progressed projects enabling us to build on greater integration in order to support improved service delivery through our Integrated Children with Disabilities Service and ensuring that the Team around the Family and has an effective interface with our Duty Team
- ✓ As a key partner of the Children and Young People's Partnership and other strategic partnerships we have continued to influence and support the Early Intervention and Prevention Agenda
- ✓ We successfully completed a review of our "Front door" arrangements: focusing on contacts, referrals and assessment processes and practices to provide an analysis of the contact, referral and assessment system and looking at the pathways that cases take through the service. The aim is to:
 - Establish where there is duplication of effort
 - Establish whether information gets to the right place so a decision can be made, with appropriate timeliness
 - Examine any blocks to efficient throughput
 - Analysis on quality of assessment and intervention
- ✓ We also successfully undertook a review of the child's journey within the social work system: Focused on the quality of help and intervention offered to families, particularly looking at the quality of help and support to families where children are at risk and thresholds for entry to care
- × We recognise the need to improve our performance in relation to the timeliness of the completion of core assessments. We completed 71.68% of core assessments within the required 35 days, compared to 80.49% last year and compared to a Welsh average (during 12-13) of 76.60%
- × We have not made as much progress as we had planned to in relation to developing our information strategy as we have dedicated our resources to maintaining performance delivery and quality



Judgement

It is my view that we are maintaining our position and progressing positively against key performance targets, which can be attributed to increased management attention, improved processes, social work training and resources. Whilst we are disappointed that we have not maintained the improvements achieved last year, this performance remains a significant improvement on our performance in 2010-11 & 2011-12. In addition the average time taken to complete those core assessments which took over 35 days has improved year on year during the same period: from 99.25 days in 2010-11 to 46 days in 2013-14. Overall, the service has over the last three years delivered significant improvements in the timeliness of decision making and assessments. We remain of the view that it would be difficult to greatly increase performance across the board, given the factors creating unpredictably. We have analysed our social work model focusing on what needs to be in place to enable children's social workers to deliver high quality interventions. The priority for next year will be the delivery of high quality social work interventions as a means of safeguarding children and facilitating sustainable change within families, focusing initially on our front door arrangements and restorative, solution focused and reabling interventions. We aim to have a service of trained workers able to implement intervention methodologies with families which can change behaviour and help manage varying levels of risk. Investment in highly skilled workers, able to provide a timely and intensive response where there is acute risk of family breakdown has the potential to be a very cost effective service – reducing the numbers of children in care and supporting families at times of crisis.

“You have been a joy to work with and so open, honest and supportive to me, the school and to our young people”

He always had time to talk through my own worries and his advice has been invaluable during the most stressful of times”

Priorities for action

- Reconfigure duty, consider multi agency arrangements and provide effective first contact information and signposting at point of contact with emphasis on crisis intervention and supporting families to safely care for their children
- Maintain and consolidate performance achieved during 2013/14 in relation to key areas of practice and ensure that where children may be eligible, they will receive a good and timely response to their needs
- Improve quality and timeliness of core assessments
- Implement our revised Family Support Service
- Develop a Business Case to establish an edge of care services

4 Safeguarding

This section of the report describes our performance in working with others, to protect children who may be/or who are at risk of being harmed or abused. Safeguarding children and promoting their well-being is a key priority for us. One of our key responsibilities is to protect children from harm and take action to protect any child who is found to have suffered abuse, or whose welfare is likely to suffer without further intervention or services. We try to do this in partnership with families, and where appropriate, keep children in their own homes. Making timely decisions based on a proportionate, early and quality assessment is fundamental to effective safeguarding practice and I have discussed our progress in chapter 3. The timeliness of multi-agency child protection assessment and planning are also an important part of effective safeguarding arrangements.

What we have said we would do?

- On a Local Authority basis – implement the Safeguarding policy to ensure safeguarding children and people at risk from harm and neglect and raise awareness that safeguarding is everyone's business
- Consider options for improved regional working through the Regional LSCB
- Work more closely with agencies dealing with domestic abuse to inform service responses

What did we do?

The Safeguarding Children Board (LSCB) continues to provide a robust strategic framework for Children's Services to work within and alongside our key partners:-

- ✓ We remain active members, leaders and contributors to the safeguarding agenda both on a local and regional basis
- ✓ All children with a child protection plan have an allocated social worker

Generally we have maintained or improved the improvements achieved in key indicators over the last three years.

- ✓ Improvement in our figures in relation to the holding of a core group meetings following on from the initial child protection conference. During the year 91.46% of required meetings were held within timescale, which is an improvement on our 2012-13 performance (82.66%) and the all Wales average (88.50%) for the same year
- ✓ Maintained our key focus on seeing children during their assessments. During 2013/14 the percentage of initial assessments carried out where there is evidence of a child being seen by social worker was 91.63%, which is again an improvement on our 2012-13 performance (89.91%) and the all Wales average (75.40%) for the same year
- ✓ Maintained performance in excess of the Welsh average (based on 2012-13 data) in relation to the timeliness of holding child protection conferences. During 2013/14 the percentage of Initial Child Protection Conferences held within timescale was 92.66%, compared to the Welsh average of 87.40%: and during the same year 98.49% of Review Child Protection Conferences were held within timescales compared to the Welsh average of 96.10%

In terms of the effectiveness of our child protection plans one way of measuring this is whether children's names are reregistered within certain periods. We continue to perform well in this area:-

- ✓ Only 4 children were re-registered within 12 months, and another 1 child within two years

Another consideration in the effectiveness of our child protection plans is the time the children's names remain on the register.

- ✓ The majority of plans are successfully implemented and the risk to children reduced within 6 months

	2013/14
Less than 6 months	43
Between 6 – 12months	14
Between 12 months and 24 months	12
Over 2 years	2

Audits undertaken during the year identified that improvements are required in terms of clear assessments of risk. As a consequence we have been piloting the incorporation of a specific risk tool within the supervision process and within our reports to Child Protection Conference Report. The intention of this is to ensure the consistency of approach towards risk management and to provide an evidence based approach to the measurement, improvement, and/ or escalation of risk. To date, the feedback received from staff on the pilot is positive. The Workforce Development Unit has incorporated the Risk Model within their staff training program and will disseminate this to all staff, including multi-disciplinary colleagues.

During 2013/14 we made improvements to our arrangements for managing allegations against professionals. At our request the LSCB commissioned a number of seminars on managing allegations against professional which were attended by a range of professionals and agencies. An independent audit carried out during the year confirmed our progress.

“I have found evidence of considerable progress in implementing the action plan which the authority drew up after the previous audit”

“Recommendations were clearer and they were also purposeful”

“There is evidence that thought was given as to how the child would be involved in every case I saw”

In October 2013 we implemented the new guidance in relating to court proceedings, called the Public Law Outline, and the need to have them completed within 26 weeks. We do not enter into legal proceedings unless absolutely necessary but some parents do not feel able to work with us and we need the Court to direct all parties to achieve the best outcome for a child. There was a

rise of 37% in proceedings between 2012-13 and 2013-14: court judgements continue to confirm they were all necessary.

- ✓ 16 of our staff have received the nationally recognised core training for undertaking work within the revised Public Law Outline

During the year, the Local Authority brought together the responsibility for safeguarding children and adults under one head of service. This is to ensure that our responses to the needs of vulnerable people are consistent, robust and our practice is of the highest possible standard. The intent is to set up a Safeguarding People Service. The plan is for this service to be operational by September 2014

We have in place a Council Safeguarding Policy, and associated Corporate Action Plan to ensure the effective implementation of the Corporate Safeguarding policy on consistent basis across the Local Authority. During the year we have ensured that:-

- ✓ There are effective safe recruitment and a whistle blowing policies in place for all employees and elected members
- ✓ The Corporate Induction Policy ensures that all staff are aware of their responsibilities in relation to safeguarding children and adults
- ✓ Training has been commissioned for all Heads of Service, Portfolio and Shadow Portfolio Holders, other Key Members and designated safeguarding officers in each service so that they are supported to understand their safeguarding responsibilities and are accountable for their safeguarding responsibilities. This will be delivered in April 2014. Training has also been commissioned for all other Members and will be delivered during 2014
- ✓ Member involvement in 'rota visits' was introduced where Members visit workplaces across Children Services to meet front line staff and gain a better understanding of how the service operates

In November 2012, further allegations of historical child abuse led to the establishment in North Wales of Operation Pallial and the Macur review. We have satisfied ourselves that we do comply with the recommendations of previous inquiries and, with other North Wales authorities, are ensuring appropriate support and counselling services are available for victims coming forward as a result of the recent investigations

We have seen partnership work across agencies to develop the safeguarding work in Anglesey during the year:-

- ✓ We have been working with North Wales Police to examine the business case to set up a co-located Multi-Agency Safeguarding Hub (MASH) in Ynys Môn to receive and risk assess referrals regarding child protection, child sexual exploitation, domestic violence and vulnerable adults. This would allow for relevant information to be shared between agencies in a timely manner before deciding the intervention required by existing teams within agencies
- ✓ In response to the Deputy Minister for Children and Social Services intention to reduce the number of LSCBs in Wales we have been working with partners and other local authorities

across Wales to plan the transition from 3 sub-regional LSCBs to a Regional Safeguarding Board.

- ✓ We chair the multi-agency Gwynedd and Môn Missing from Home/Child Sexual Exploitation Task Group which aims to prevent Child Sexual Exploitation and safeguard children by reducing the number of episodes of children and young people going missing. This will be achieved by way of strategic interventions and identification of good working practices which can be shared across a multi-agency forum. The work of this group will be strengthened by the CSE Practitioner Project - a 3 year project to raise awareness amongst professionals and young people from all communities about Child Sexual Exploitation (CSE) and to improve the outcomes for young people identified as being at risk of CSE. This project is led by North Wales Police and Barnardos. The benefits to the children and young people are that they are receiving appropriate interventions tailored to their individual needs
- ✓ Gwynedd and Ynys Môn LSCB adopted the preferred option of using AIM model of working with children and young people demonstrating sexually harmful behaviour and funded cross county multi agency training for agencies, in order to implement a consistent and evidenced approach to working with children and young people who demonstrate sexually harmful behaviour. A multi-agency Practitioners Forum group has been established to assist with ongoing practice development of staff in this area of safeguarding
- ✓ The Chief Executive, Isle of Anglesey County Council is the Chair of the North Wales Anti-Human Trafficking Project

Human Trafficking Project

The intention is for more victims to be identified and helped and for North Wales to be a more hostile environment for Traffickers. The North Wales Project has four main strategic aims:-

- Awareness Raising (Internal/external) through embedded staff training, intelligence sharing, data collection and public awareness campaigns;
- Safeguarding Victim Pathways with a strong emphasis on a Multi-Agency Risk Assessment Conference style of approach;
- Prevention by identifying and eliminating the risks to North Wales
- Enforcement by making North Wales hostile to traffickers.

- × We have not made as much progress as I had hoped in relation to working more closely with agencies dealing with domestic abuse to inform service responses. Priority was given to establishing the Integrated Family Support Service and implementing the Public Law Outline and the developmental projects outlined in the above paragraph. This work is now planned for 2014/15

Judgement

We have maintained the improvements in our safeguarding practice. We remain strongly committed to safeguarding children through robust decision making, assessment processes and interventions. Our evidence confirms that this position has been maintained, both on a service and corporate level, with proposals to further strengthen safeguarding support across Children's and Adults Services. During the year who have identified the need to strengthen our practice in respect of private fostering

Priorities for action

- Maintain and consolidate performance achieved during 2013-14 in relation to Key Pis that ensure children will have up to date good child protection plans that ensure their needs are met
- Have systems in place to ensure that children who are subject of private fostering arrangements are protected from harm and abuse wherever possible and offered timely support and protection in compliance with National Policy, Statutory Guidance and Regulations
- Implement the Safeguarding People Service
- Implement the Corporate Safeguarding Action Plan
- Make a decision on whether we adopt the MASH in Anglesey – as a precursor to a single point of access for all Child in Need and Children at risk referrals

5 Promoting Wellbeing, Independence and Stability

This section of my report discusses our arrangements Children and Young People who are looked after by the Local Authority – that means those in our care at their parents' request or due to a court order: young people at risk of or involved in offending behaviours and children who undertake a caring role. For each child coming into care there are a range of activities that we must undertake which include allocating each child a social worker, developing a care plan, ensuring they have an appropriate placement and that they are visited and reviewed in a timely manner to ensure they are happy, safe, and their needs are being met. Our analysis shows that we can be confident that we are only removing children from their parents care when this is unavoidable. Most of these are the subject of court orders which means that courts have agreed that it is in their best interests to be looked after

What we said we would do

- Provide a quality social work services to looked after children and young people that focuses on achieving permanency
- Continue to support extended family members to look after related children and young people who are subject to residence, special guardianship or care orders where it is assessed as safe and appropriate to do so
- Recruit 20 generic foster carers (over two years) to ensure we have local placement choice and matching availability. This will improve placement stability, educational attainment and achievement of our looked after child and the aim is to reduce the costs of Independent Fostering provision and residential provision
- Continue with and develop collaborative arrangements for the provision of placements for looked after children and develop new arrangements where they will improve the range and choice of placements available to our children
- Improve the life chances of Children Looked After by delivery of the Corporate Parenting Strategy
- Ensure that a particular focus is given in respect to educational attainment and achievement of our looked after children
- Work with partners to implement the accommodation option for young people (up to the age of 24).

What did we do?

Children who are looked after

Corporate Parenting is a critical responsibility that covers all council services and it has received renewed attention this year. We have a draft Corporate Parenting Strategy including a 'pledge' to children in care. We are currently working with Children and Young People to develop the strategy, and this will be an area of focus during 2014/5. We have maintained positive performance in relation to a number of key indicators in this area. On the whole children can be confident that they will have timely decisions made and that attention is given to effective planning to meet their needs.

- ✓ All children in care have a qualified social worker
- ✓ 96.67%, first placements began with a care plan in place which details services and support required to meet children's needs. This is an improvement on our 2012-13 performance (90.24%) and the all Wales average (89.10%) for the same year

- ✓ 97.14% of statutory reviews took place within timescale, a performance in excess of the Welsh average for 2012-13 (91.90%)
- ✓ 90.54%% of statutory visits to children in their placements were achieved; placing us firmly above the Welsh average for 2012/13 (83%). Whilst we have maintained our position on the previous year I did set out to improve on our 2012/13 performance; therefore this will remain a focus for improvement in 2014/15

We are pleased at the number of children who have been placed in adoptive settings and we have seen an improvement in securing permanency for individual children over the last year. This is evidenced by the number of children subject to a placement order and matched with adopters or placed with permanent families through other legal orders.

	2012-13	2013-14
Placement orders Granted	3	7
Adoption Orders granted	0	2
SGO Orders granted	5	4
In adoptive Placements on the 31.03	1	6
Awaiting Matching @31.03.14	6	6

We can also evidence positive outcomes for our Looked after Children. We have supported 9 children who were at one time looked after to be returned to the responsibility of their parents or to have their care orders discharged. This show the skills of our social workers spend much more time working alongside families helping them to change so that the family is a safe place for their children. I am particularly proud of one young man who joined the Police Cadets last year and was nominated by his Superintendent for his exceptional contribution. As part of the accolade he made a presentation about his experiences as a police cadet in the House of Lords.

We worked with our education colleagues to articulate our shared values and strategy for meeting the educational and learning needs of Looked after children. I am grateful to Dr Catherine Robinson and her team at Bangor University for facilitating this work. Looked after children have the right to expect the same outcomes as every other child, and this includes educational outcomes. Although some do well, generally looked after children, across Wales have very low educational achievement, in comparison to their peers. We want to make sure that every looked after child achieves the highest standard of education that they possibly can, and have access to good quality education and attainment. Our reported performance is impacted by our low base number, and annual performance can be impacted by individual results. Some key achievements:-

- ✓ A better than Wales average performance for the provision of Personal Education Plans within timescale for Looked after children (90% compared to a Wales median of 65%)
- ✓ Small improvements in relation to the attendance of looked after children at schools

- ✓ No looked after children were permanently excluded during the year and the level of fixed term exclusions was reduced, and was below the Welsh average for 2012-13
- ✓ 10 Looked After Children (year 9 and above) have been provided with a personal lap top to aid their educational studies and a learning mentor is available to support Looked after children in their learning

Looked after children also benefit from the additional support provided by the Looked after Children's Nurse. Performance in relation to health assessments, accessing GP and dentistry services remained stable, and was above the Welsh average for 2012-13.

- ✓ 94.92% of Looked after children were seen by a dentist during the year
- ✓ 95.41% of Looked after children had an assessment undertaken of their health needs during the year
- ✓ 98.48% of Looked after Children were registered with a GP within 10 working days of becoming looked after

The consultation provided by the CAMHS clinical psychologist to foster carers and social workers working with looked after children is valued and well used. However we recognised the need to provide a more holistic health provision that promotes emotional and psychological wellbeing. In response we have reviewed the role of our social worker who was placed in the local CAMHS service. The post will now focus on looked after children and those on the 'edge of care' by providing specialist CAMHS mental health assessment, providing advice and support and when needed undertaking specific intervention in tandem with the child/young person's Social Worker. This will become operational in May 2014.

The majority of children and young people who are looked after are placed with foster carers (70% as at 31/03/14). Whilst the fostering service has faced difficulties in recruiting foster carers, the service itself is well run and delivers foster carers who are well supported and effective.

In January 2014 CSSIW undertook a regulatory inspection and found that no requirements (to change) were needed, which means that the service is compliant with regulatory requirements

The children who responded to our questionnaires were very positive about their foster placements. One described their placement as 'brilliant', another said 'they ask me if I am happy

CSSIW, 2014

- ✓ Implemented the Fostering Invest to Save Project and appointed a Fostering Recruitment Officer who commenced her duties in December 2013. We are on track to meet our target of recruiting 10 new foster cares within the first year of the project

One consequence of the lack of own agency foster carers is that local placement choice and matching availability is compromised. This is reflected in our performance in a number of key issues:-

- × Stability of placements -7.79% of children who remained looked after on the 31st March 2014 experienced 2 or more moves during 2013/14. Although this compares well to the all Wales average of 9.40% (2012-13) I remain concerned at our ability to ensure placement stability
- × Our performance in relation to children changing schools, whilst being looked after has deteriorated. We believe that this is related to the lack of placements available on the Island. Foster care recruitment and retention will be a key priority for us in 2014-15
- × 25 of our Looked after children are placed outside the area(as at 31.03.14)
- × Use of Independent Fostering Agencies has continued which is causing significant budgetary pressures. However these have been absorbed into the service budget

We have worked hard to ensure efficient processes for purchasing third party placements when required. I am grateful to my colleagues in the contract management team for their considerable contribution to this work. Also together with the other 5 local authorities that form the North Wales Social Services Improvement Collaborative, we have developed a Regional Commissioning Hub for specialist residential placements.

We are a member of the North Wales Adoption Service, which is a Joint Adoption Service, which includes all six North Wales Local Authorities.

- ✓ This has enabled us to expand our post adoption support and services to birth parents
- ✓ Ready to respond to the requirements to set up a regional collaboration to underpin the National Adoption Service for Wales
- ✓ Our adoption inspection undertaken by CSSIW in November 2013 was also largely positive
- × The national shortage of prospective adopters continues to be an issue affecting the region and as such has restricted progress in recruiting a sufficient range of adopters who can be matched with our children who are suitable for adoption

“The child care social workers we spoke to demonstrated the corporate parenting ethos of the County Council, expressing commitment to children looked after by the Council and showing their motivation to achieve the best possible outcomes for children for whom a decision to be placed had been made”.

CSSIW 2013

We work with our partners, including third sector providers, in meeting the needs of our looked after young people:-

- ✓ The Coedlys Project become operational during 2013/14. This project provides housing and support for young people including care leavers who are facing homelessness
- ✓ All our care leavers are allocated a qualified social worker, as well as a Personal Advisor
- × Whilst we are we are in contact with 100% of our care leavers we intend to improve our performance in relation to supporting care leavers (into accommodation or training). Performance during the year in both areas compared unfavourably with last year's performance and the average performance across Wales

Young People at risk of or involved in offending behaviour

As part of the National Youth Justice Inspection framework, the service was chosen for a Short Quality Screening Inspection in January 2014; HMIP (YJ) inspectors visited the service for 3 days and reviewed 15 sample cases, their comments and recommendations were as follows.

- ✓ A dedicated staff team, where constructive relationships with children young people and their families had been built: good links were evident with a wide range of agencies and resources. Improvements were noted since our last inspection in the areas of; Reducing the Likelihood of re-offending, and Protecting the Public
- ✓ Management oversight in the area of Safeguarding the Child was not effective enough
- ✓ Inspectors were confident that improvements could be achieved quickly and efficiently due to the good work observed in other areas and the commitment observed in other areas of work

For the 4th consecutive year the Gwynedd and Mon Youth Justice Service has achieved positive results;

- ✓ First Time Entrants rates and numbers continue to fall
- ✓ Custody use is at its lowest since pre 2005 (reflecting a national trend)
- ✓ Although Re-offending rates have remained stubbornly high in recent years, the Management team and the Board were pleased to see slight reductions to rates and frequencies in the last 2 quarters of 2013-14

- ✓ No Youth Detention Accommodation Remands in 2013-14, improved bail support packages, and good protocol management and development are suggested as the main reasons for this success

Our 3 main welfare indicators continue to show good performance and reflect the excellent support we receive from our partner services within both local authorities and the wider partnership:-

- ✓ Accommodation provision and support can be very hard to manage as we do not have the capacity to resource all areas of potential need. However, it should be noted that there has been significant efforts made to ensure that flexibility and the needs of young people in the youth justice system have been factored into new provision and the restructuring of Supporting People framework
- ✓ Quarter on Quarter we perform very well in the provision of Education Training and Employment participation for children and Young people in the YJ system, there is now very little use of part-time provision for those of school age, and we benefit greatly from having a seconded Careers Wales Officer within the services, who ensures priority and smooth access to training and employment opportunities for those above school age
- ✓ Generally our performance in achieving Substance Misuse assessment and treatment target has been good to very good, however performance in both target areas have dipped in recent quarters due to staffing issues, fortunately management intervention has enabled alternative resource to be identified and planning is in place to ensure subsequent issues are better managed and avoided

Although the service has received significant cuts to central government funding since 2010, we continue to work within our budget, due to the continued support from our partnership especially the commitments from both local authorities. There have been significant efficiency savings achieved under the guidance of the service manager closely monitored by the management board. Where supporting services have been at risk, better use has been made of other funding which has resulted in increased funding at all levels of youth justice intervention.

As part of our continued efforts to improve practice, the service has embarked on a pilot to introduce a Bureau Prevention programme for North Wales. Bureau is a pre-charge assessment process to minimise the criminalisation of children and young people, increase the use of restorative justice (victim involvement). Triage and Bureau has been widely used in urban areas, ourselves and Powys will test the possibility of these processes in rural areas. We have support from the Youth Justice Board and North Wales Police.

Young Carers

We have been working in partnership with Action for Children since 1998. The current project has supported 134 children and young people across Ynys Môn by offering 49 group sessions ranging from social and leisure trips, to sessions on specific topics like 'money management', individual case work, direct liaison with other professionals, and 'drop in' sessions in all secondary schools on the island. Our young carers have been contributing to work across organisations. Two groups of young carers attended a North Wales consultation event facilitated by Betsi Cadwaladr University Health Board in April 2013. In June, a group of young carers took part in a project coordinated by Children in Wales and Welsh Government to gain the opinion of young carers about a range of services including Social Services, education, health and leisure. They were interviewed by Children in Wales staff and these sessions were recorded as part of a DVD that



was produced. The project received positive feedback about the input of Ynys Môn Young Carers into the project. Our young carers have taken part in a project set up by Unllais to improve the facilities within the family room at the Hergest Unit in Ysbyty Gwynedd so that the atmosphere and environment is more positive for family visits. The achievements of individual young carers are also noteworthy – be that in achieving educationally whilst undertaking a caring role, or using their personal experiences to raise awareness of the needs and resilience of young carers.

The Project reviews each young person's needs on an annual basis and feedback questionnaires are used after each activity session. This information is collated and the outcomes can be monitored and used to inform and shape the development of the service. The views of young carers will be important in the coming months as we plan future provision and ensure that the service provided meets needs effectively.

"It gives me relief from caring. I feel more relaxed and able to handle pressures at home better"

"I get all the support I need from the project; also they are there when I want someone to talk to"

"I have met a lot of people in the same situation as me which is nice, it relieves some stress"

"I like having my time with project staff and that they check I am all right"

"It's easier to talk about being a carer, it has helped me with school and at home"

Judgement

Despite the pressures, there is considerable evidence that all looked after children and young people are receiving timely support and quality services. I am confident that generally looked after children receive a timely service that complies with statutory requirements. Social workers manage complex cases where children and young people were at risk of significant harm and have become looked after by the authority. This work is undertaken by competent and confident social workers and practitioners. These needs are reviewed regularly and the work of the Independent Reviewing Officer continues to oversee the quality and standard of services provided. Our effort to recruit local foster carers to provide more local placement opportunities is showing early signs of being successful. A key priority for 2014/15 will be to increase the range and number of placement options for children and young people. Where we need to commission placements from external providers, we will work collaboratively with others, including our providers, to improve procurement and value for money.

We have a well performing Youth Justice Service and Young Carers Service, both clearly achieving positive outcomes for young people and providing examples of good practice.

Priorities for Action

- Anglesey's Looked After Children will be supported to live within or as close to Anglesey as possible in order that a full range of local services can be made available to them including a high level of social worker contact and to enable them to maintain safe relationships with family, friends and their local community
- Anglesey's Looked After Children will be supported to be able to live within a family at some stage in their childhood wherever and whenever possible
- Approve our Corporate parenting strategy and provide training for members on their Corporate Parenting responsibilities
- Increase the number of in house fostering placements by a net gain of 10 households and therefore reduce our spend on third party foster placements

Improve our performance in relation to placement stability and changes of schools

6 Commissioning and Partnerships

This section describes our arrangements for ensuring that children and their families and carers will be able to access services which are carefully planned, and are available when and where families need them, within the resources available to us.

What did we say we would do?

- Influence the development of more early intervention and prevention services through the Children and Young People's Partnership including supporting the implementation of the Families First Programme
- Develop intensive family support arrangements so that the chances of ensuring long term good outcomes for children in families in crisis, where the children's safety is a concern and permanence is in doubt, is improved
- Remodel the services to children and young people with disabilities to create a better focused service that is both deliverable within existing resources and acknowledged by children, young people, parents and carers as meeting needs
- Work with Gwynedd Council & partners to deliver the IFSS service on a collaborative basis

What did we do?

Our Commissioning Strategy, whilst focusing on those statutory services that the Local Authority's Children Services is charged with makes a clear link to the importance of strategically influencing the development of those other services such as targeted and early intervention services, those funded through the Families First programme, and the work of the Children and Young People's Partnership and its members' individual agencies. Effective partnership working within the Children and Young People's Partnership is also a crucial element of this approach, delivering a strategic approach to the development and delivery of support services on Anglesey across the tiers of need. A crucial part of delivering sustainable social services and ensuring effective use of limited and reducing resources is to ensure a range of local early intervention and prevention services which promote well-being, reduce escalating need and thereby reduce demand on formal social services. The targeting of such services and close operational links with the front door of social services is another key component.

- ✓ The Joint Partnership Unit Gwynedd Council and Isle of Anglesey County Council have established separate local delivery boards to plan services for Children and their families on a local footprint. It is my view that this is a positive development that will allow for cross partnership collaboration, maximising the use of current partnership resources and external funding, planning the delivery of services that will promote individual strengths and resilience within families and within communities. This will also enable improved coordination of the early help offer to families. There is a need to clarify which families different preventative services work with and to ensure that prevention services work with the cohorts of families who need those services most i.e. before needs and risks escalate. Equally it is important that different services do not get in each other's way. Therefore the recent development of a locality based strategic approach from the children's partnership to ensure the best use of available resources is made is to be welcomed.

- ✓ We have been closely involved in developing effective interfaces with the Team around the Family and are members of the Management Board. The Team around the Family (TAF)) works directly with families to address specific support needs and provides practical and hands on support, to prevent families' needs escalating to the point where they require an intervention from statutory services. They also provide a step down service for families who have had previous involvement with Children's Services

Last year we recognised the need to develop, in partnership with our partners, a range of support services for those families at the higher levels of need. This year we have:

- ✓ Remodelled our Family Support Service to focus on delivering parenting interventions – this will become operational in 2014/15
- ✓ Progressed the remodelling of support services for children with disabilities and their families, to move away from institutional and non-inclusive provision, to develop more support services for children with disabilities within their communities and family home and to provide a broader range of overnight respite
- ✓ Made a decision to appoint a Family Group Conferencing Coordinator within the service
- ✓ Reviewed all or investments in the Voluntary Sector – ensuring that we target resources on those services that are strategically relevant to our strategy
- × Made less progress than I had hoped in relation to working with partners to reassess our approach to commissioning and delivering services that are responding to the impact of domestic abuse on children. Therefore this will be a priority for 2014/15

A significant development this year, was the setting up of a number of new services and reviewing other services that are provided in partnership:-

- ✓ Led the development of the Integrated Family Support Service (IFSS) for Gwynedd and Môn. Although we did not reach our target of being operational by the 31.12.13 due to difficulties in recruiting to key posts within the team, I am pleased that the service will be operational in May 2014. The Integrated Family Support Service (IFSS) aims to improve the quality of life and life chances of vulnerable families through an integrated multi-agency approach
- ✓ We are a key partner in the well-established partnership Specialist Children Services – which provides services from both Health and the Local Authority for children with disabilities. The service was formally integrated under one line manager in September 2013

- ✓ We have been a partner within the North Wales Regional Adoption Service for a number of years. Over the last three years, the North Wales Adoption Service has been consolidating its position, and in May 2013 undertook a service review, led by the Institute of Public Care/Oxford Brookes University. This provided an opportunity to review existing arrangements especially in light of the publication of 'Sustainable Social Services' and the recommendations for a move to a national adoption service. The review and associated implementation plan has ensured that the North Wales Adoption Service is well placed to further develop over the next 3 to 5 years, and able to adapt to the changing national policy. Isle of Anglesey County Council led on a workstream within the Implementation Plan to improve the governance arrangements going forward

We are involved in a number of regional and national projects:-

- ✓ On service specific matters e.g. Fostering Recruitment, Commissioning of Independent Fostering Agencies, developing consistent policies and procedures, joining the 4Cs Fostering Framework (All Wales)
- ✓ On cross cutting matters e.g. North Wales Regional Workforce Development Board, North Wales Commissioning Hub, North Wales Family Support Board

We commission advocacy service for children and young people from NYAS Cymru. This contract comes to an end in March 2015 and we have been working with other authorities across North Wales to tender for a regional independent professional advocacy service for children and young people known to Social Services in North Wales. This collaboration includes the six North Wales Health Authorities in partnership with Betsi Cadwalader University Health Board.

A "Have your say" event with looked children after was held during October 2013 with another planned for May 2014.

Judgement

Partnership working can be evidenced as a consistent theme in the ways that we deliver and commission services. However we recognise that we are not, largely due to capacity issues, able to completely fulfil the requirements of the Fulfilled Lives, Supportive Communities Commissioning Framework. There are gaps in our commissioning arrangements – not only within Children Services but across Social Services. Completing the first Commissioning Strategy for the service was an achievement. We intended this strategy to be dynamic, and to be regularly reviewed and changed as new priorities and strategic needs were identified. We have not been able to do this in a systematic and consistent manner. Whilst we recognise that strategic commissioning emphasises the long term cycle of review, planning and development of services at local and individual level, we have to recognise that we do not have the staff capacity and process to consistently deliver across all the tasks within our commissioning framework. As a Social Services Management Team we have recognised the need to improve so that we deliver a robust and comprehensive commissioning function.

Key Priorities

- Continue to influence the development of key components of effective support to families across the continuum of need - from prevention to high risk - include: establishing an articulated and coherent child wellbeing model which sets out responsibilities for respective intensive, targeted and prevention services; and which is owned and understood by all staff and other partners



- Develop intensive family support arrangements so that the chances of ensuring long term good outcomes for children in families in crisis, where the children's safety is a concern and permanence is in doubt, is improved.
- Remodel the services to children and young people with disabilities to create a better focused service that is both deliverable within existing resources and acknowledged by children, young people, parents and carers as meeting needs
- Work with Gwynedd Council & partners to deliver the IFSS service on a collaborative basis

7 Resource Management

This section of my report describes our arrangements for ensuring that we have a stable workforce who are supervised, managed and supported to carry out their work effectively. The section also describes how we plan and use our financial resources.

What did we say we would do?

- Continued implementation of the Workforce Strategy
- Appoint to key management posts – reducing agency costs
- Manage within in budget – reducing dependency on third party placements

What did we do?

Staff remains our single most important and valuable resource. Previous inspections by the CSSIW highlighted major difficulties with recruitment and retention of frontline social work staff and the risks of over reliance on an agency workforce. However the majority of social workers are not as experienced as we would wish. Many are still at an early stage of their careers, and are consolidating their practice knowledge through experience, mentoring and learning. We are continually refining our training and development programme to ensure that it continues to meet the needs of staff at differing levels of experience. Our workforce development strategy focuses on effective induction and foundation training to fully support those staff in their first year of practice, progressing to continuing professional development for our more experienced staff.

- ✓ Children Services are now fully staffed
- ✓ Three social workers over establishment so that we protect the caseloads and learning of our newly qualified and early professional staff
- ✓ Relatively low turnover of staff during the year
- × Sickness levels remain above the anticipated internal performance target.
- × Welsh Language 'Mwy na Geiriau' 89% of Children's Services staff speak Welsh.

I continue to be grateful for the hard work, commitment and dedication showed by our frontline staff and managers. Children's social workers advocate for the children, and are committed to achieving the best outcomes for them.

"The work that was seen of the child care social workers and the discussions that were had with them confirmed their enthusiasm and commitment to developing the knowledge and practice skills in their work with children who may be adopted."
(CSSIW, 2013)

During the year the Local Authority held its first annual staff awards: recognising, celebrating and promoting the achievements its staff. Two members of the children services workforce received accolades. Rona Jones was recognised for her Customer, Citizen and Community Focus. Rona Jones is the Independent Reviewing Officer and is a passionate advocate and champion of the rights and interest of Looked after children. James Dawson, our Service Improvement Manager, nominated by a corporate colleague won the Professional and Well Run Award. The award recognised James's commitment to a public service ethos, his ability to show effective & strong leadership and notable effectiveness.



(Left) Professional and Well Run Award – James Dawson (Winner), Customer, Citizen and Community Focused Award – Rona Jones (Runner Up, pictured right)

I am extremely proud of their success, as I am of the whole team ethos of my workforce. We work to the Care Council for Wales Qualifications Framework and the Training Support and Development standards for Foster Carers. We provide a range of qualifying and post qualifying Training. For foster carers this includes Induction Training (6 Pathway courses; Safer Caring; Attachment; Behaviour; Contact; Education; and Health) followed by a Foster Care Development programme (that can be taken within 2 years of initial approval).

Over the past 12 months, the service has hosted 5 Social Work Degree Students to encourage the development of new and talented professionals.

Despite increases in demand and expectations we have managed to keep within the budget allocated to us whilst meeting our savings targets. We met in full our budget savings for 2013-14, of £312,000. During the same period the local authority provided £84,000 new funding to its Children Services to meet the costs of implementing new provisions, in addition to increasing the budget within service for the costs of third party placements. We have identified our savings for 2014-15, of £415K. A detailed monthly budget monitoring and forecasting process has been established that gives early indication of potential problem areas. A risk based approach has been adopted to facilitate action planning to address any problem areas identified. Despite this the service is facing pressures due to the costs of third party agency placements for Looked After Children. An Invest to Save project has been implemented with the aim of reducing these costs through increased provision of own agency carers.

Judgement

We have worked hard during the year, to tackle the workforce and financial challenges. Our workforce development work is bearing fruit, leading to positive outcomes with stability of frontline staff, frontline managers and the senior management, enabling sustained progress to be made. Going forward we are aware of the challenges that face us.



- Maintaining the stability of the workforce
 - Level of Sickness absence during the year and compliance with the Management of Absence policy.
 - The impact of the implementation of Job Evaluation
 - Meeting new qualification requirements or new standards guidance e.g. CPEL framework
 - Significant pressures to overcome to achieve a balanced budget at the end of 2014/15
 - The main budget pressure will be the costs of external residential and foster care
- The economic conditions in which all public sector services will be expected to deliver efficiencies, as well as improvements in service and better outcomes for service users

Key Priorities

- Maintain staffing stability
- Improve rates of staff sickness
- Manage within in budget – reducing dependency on third party placements

8 Performance and Business Management

This section of the report describes our arrangements for ensuring that we have processes and arrangements in place to identify our performance as a service in meeting the outcomes for children.

What we said we would do?

- Fully Implement the Quality Assurance Framework (QAF)

What did we do?

We have a comprehensive performance management and Quality Assurance Framework in place and regularly report performance information to enable informed management decision making and priority setting. Targets, service and business plans drive improvements in performance and in the quality of services provided. The Framework includes.

- Analysis and learning from complaints.
- Results of Service User and Carer engagement
- Use of case file audits
- Reports by the Independent Reviewing Officer and the Child Protection Coordinator
- A comprehensive programme of planned audits
- Establishment of a Quality Assurance Panel

Audits have been carried out on a regular basis within the service; and recently the members of the operational management team have undertaken peer audits on a monthly basis. The Quality Assurance Panel meets on a quarterly basis and reviews progress against improvement actions on a quarterly basis. Themes and trends arising from audits to date include: lack of consistency in the use of electronic records, the quality of content in statutory documentation, staff training needs, adherence to service processes and procedures, and the recording of evidence of work undertaken.

We have developed a strong culture of performance management in which “everyone has their part to play”. We review performance against our Key PI targets regularly. Data and narrative reports are received and considered at Team, Service and Corporate level. Reasons for poor performance are discussed and where necessary remedial action is taken. Regular use of management data is highlighting the issues on a weekly basis, which allows action to be taken as appropriate. This has supported our ability to achieve performance improvements and more efficient use of resources. We believe this area is one of our particular strengths. The Quality Assurance Framework is in the process of being implemented and embedded across the service, by the Quality Assurance Manager. We are able to demonstrate tangible improvements in processes, practice and performance as a result of our quality assurance activity.

We monitor complaints to identify any themes and trends that emerge from customer feedback in order that improvements can be made. It is pleasing that the level of positive comments (12) outweigh the negative comments (5). We have seen a slight increase in the level of complaints under the Social Services Comments, Representations and Complaints procedure. However no complaints reached Stage 3 for the first time in 4 years. We continue to put emphasis on improving our arrangements for recording comments and complaints under Stage 1 of the Guidelines and every attempt is made to deal with complaints and respond to them earlier in order

to resolve problems and avoid escalating concerns. During 2013/14 we have placed greater emphasis on meeting face to face with those dissatisfied at the earliest possible occasion and meetings are offered to complainants who are unhappy with the Stage 1 responses they receive in order to attempt to resolve issues without escalation to Stage 2.

Year	Stage 1 Children	Stage 2 Children	Stage 3 Children
2012/13	24	4	3
2013/14	26	6	0

The political culture is generally supportive of social care, with both the Portfolio Holder and the Shadow Portfolio Holder maintaining a strong and robust interest in children services. The Children Services Improvement Plan is scrutinised on a regular basis by the Improvement Board and the Sustainability Board. Laming Visits by members have been introduced during the year – and the Leader has already carried out two visits. Safeguarding training has been provided for Members during 2013/14.

Judgement

I am pleased at the progress we have made in putting in place effective systems to monitor performance. The priority going forward is to embed and improve further the process for ensuring quality of service. I recognise the critical role of quality assurance will ensure that robust quality assurance processes are fully embedded across the management tiers to ensure that the quality of work is closely scrutinised in order to improve outcomes for children and young people.

Key Priorities

- Continue to fully Implement the Quality Assurance Framework (QAF)

Ynys Môn

THE ISLE OF

Anglesey

Social Services Annual Report 2013/14

Adults Services Overview Report



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

www.ynysmon.gov.uk

www.anglesey.gov.uk

 [cyngormon](https://www.facebook.com/cyngormon)
[ioacc](https://www.facebook.com/angleseycounty)

 [@cyngormon](https://twitter.com/cyngormon)
[@angleseycouncil](https://twitter.com/angleseycouncil)



INDEX OF CONTENTS

- 1. Introduction**
- 2. Service Context**
- 3. Responding to Need**
- 4. Safeguarding**
- 5. Commissioning and Partnerships**
- 6. Resource Management**
- 7. Performance and Business Management**
- 8. Corporate and Political Leadership and Support**

1 Introduction

In this Annual Report for Adults Services, it is important to firstly restate what our purpose and vision is for the service and then share with you what we believe we have achieved in 2013/14 and what our priorities need to be in 2014/15.

OUR VISION

Adult social care and support aims to:

- Support adults and their carers to develop solutions to their social care needs which wherever possible enables them to either maintain or regain independence;
- Work with partners like Health and Housing Services, Independent & Third Sector organisations and community groups so that vulnerable people may be safely supported in their local communities;
- Collectively ensure that vulnerable adults are protected from harm.

As we have previously reported, Adult social care needs to continue to transform over the next period to encompass a broader agenda than it has to date – moving beyond traditional delivery of social care and towards delivering a citizen centred, holistic and joined up vision for adults on the Isle of Anglesey. This vision needs to be ambitious and include the following components:

- Supporting people to remain in their own homes and ensuring the availability of a range of high quality community based services;
- Promoting and supporting independent, healthy adults whom are both socially and economically included in the community of the Island;
- Recognition that a healthy mental state and wellbeing is equally as important as physical wellbeing;
- Supporting adults to maximise the benefits of employment;
- A recognition that adults have different and complex roles to fulfil (worker, parent, volunteer, carer, role model to others) with different social responsibilities – which all impact upon their lifestyles and health choices;
- Ensuring a focus on early intervention and preventative services will feature prominently with our health and social care partners;
- Ensuring the most efficient and effective use of health and social care services.

These principles and interventions will continue to shape our transformation and remodelling of both commissioning and service delivery models into 2014/15 and beyond.

Our Major Achievements during 2013/14

Much progress has been achieved over the last 12 months in taking forward a number of workstreams in accordance with our stated priorities and principles. Some of these major achievements include:

- Progress in taking forward the Transformation Programme for Older Adults including the publication of our vision and Service Intentions following a period of engagement, re-launch of Re-ablement, development of Accommodation and Support, Development of Brokerage arrangements and a Schedule of Rates for domiciliary care services, and “Building Communities”.

During the last year, considerable effort has been made to consult with all key stakeholders including service users and carers, all internal staff and Council Members over our proposals to transform Adult social care services. A number of consultation and engagement events were organised during the period of consultation on the service Intentions document between January and March 2014.

The key messages that people have shared with us include:

- ❖ People want to live at home for as long as possible.
 - ❖ People need to understand what the changes will mean and what services will be available for older people and carers.
 - ❖ People want to be involved in any further engagement concerning how we might develop our services.
 - ❖ People have told us that there is a need to make sure we consider how best to support carers in being able to continue to care.
- We have facilitated the development of a more robust domiciliary service in conjunction with the independent sector by accelerating the externalization of long term domiciliary care provision. At the end of March 2014, we estimate that 53% of this provision is now purchased from independent sector providers compared to 37% in March 2013.
 - Working with the Betsi Cadwaladr University Health Board in further developing the single Point of Access; developing service responses through the Môn Enhanced Service and Rapid Response (Intermediate Care) and through joint locality work overseen by the Model Môn Locality Leadership Team which includes strategic and operational managers for community health and social care disciplines.
 - Continued effective response to allegations of abuse and negligence and continuation of our efforts to raise awareness in relation to protecting vulnerable adults (preventative programme). This includes progress in establishing a Gwynedd and Ynys Môn safeguarding Board which means that we are well placed to respond to the expectations expressed through the Social Services and Wellbeing (Wales) Act 2014.
 - We have evidence of good service user and carer engagement as well as community activity in certain service areas (e.g. older people and adults with disabilities). We have reviewed Service Level Agreements and our investments in the 3rd Sector. We have developed a Domiciliary Care Forum for providers and commenced the work of shaping and developing the market to meet service demands across all 6 geographical patches on Ynys Môn. We have commenced work under the Building local Communities workstream to develop a community Partnership approach in the Seiriol patch in order to make more effective use of community resources and social capital through a co-productive model of approach.
 - We have published a draft carers strategy outlining our commissioning intentions in relation to services to support Carers and we have worked jointly with Gwynedd council and the Health Board to develop Carers Facilitator posts to identify and support Carers in Ysbyty Gwynedd and in GP surgeries.

- We have maintained good performance locally across the suite of national Key Performance Indicators and within our local performance management framework. This has been achieved within a reduced budget allocation meeting the council's challenging efficiency strategy.
- We have established an Integrated Delivery Board for Health and Social Care to provide more robust governance arrangements to develop joint working with Health to integrate services. We have also worked with the other local authorities and the Health Board in North Wales to develop a Joint Statement of Intent in relation to integrating services for final submission to Welsh Government by 31/03/14.

Our Key Priorities for 2014/15

We recognise that we are working within a challenging, complex and changing environment. The last year has seen continued pressure to meet service demands within a context of significant budget pressures. When looking to the future, we must consider the context of prolonged financial pressures, demographic changes and increased expectations. Future services need to be sustainable and this is mirrored in the Welsh Government Social Services and Wellbeing Act. The following priorities have been identified for 2014/15:

- Continue with our programme to transform services for Older People. We have commenced with the planning of projects that will focus on Dementia services and the development of our approach to Citizen Directed Support.
- Continue to develop our strategy to remodel the range and choice of accommodation and support services for Older People.
- Develop a joint work programme with Health to integrate services in response to the demands and expectations of Welsh Government as set out in the 'Framework for Integrated services for Older People with Complex Needs' (July 2013).
- Introduce revised Integrated Assessment arrangements jointly with Health and provide multi-disciplinary training for health and social care staff.
- Strengthen community-based models of service delivery in partnership with Health, Housing and the 3rd sector through the Intermediate Care Grant approved by Welsh Government.
- Commence the review to remodel Learning disability services.
- Further strengthen our Commissioning and Business support arrangements
- Further develop our arrangements for engaging with service users and carers and 3rd and independent sector providers in reviewing our commissioning intentions to ensure a range of appropriate community support services.
- Formulate our future commissioning intentions in relation to securing appropriate independent advocacy services to meet the needs across adults' services.

Significant progress has been achieved during 2013/14 although we have not been able to complete all of our workstreams within the expected timeframe. Nevertheless we will continue to make progress over the next 12 months. There is a need to be realistic about what can be achieved within existing resources and there will be a continued need for prioritization and rationalization of work programmes within the service and authority. The Council's Corporate Plan has identified the challenges and established a corporate approach to identify priorities and monitor progress. Adult Social Care is a recognized priority within this programme of work.

2 Service Context

We have continued with our commitment to consult and engage widely with the Island's citizens, service users, carers, key partner organisations and other stakeholders on our Vision and Service Intentions as we have moved forward with our programme of transforming Adult Social Care Services. This vision is focused on key deliverables over the next 3 years. Our Service business plan explains how we will achieve this.

Our Local Profile

In 2011, the Island's population was estimated to be 69,913 of which:

- 11,885 were aged 0-15 [17% of the population];
- 41,948 aged 16-64 [60% of the population];
- 16,080 were aged 65+ [23% of the population].

However, it is projected that by 2033 Anglesey's total population will have increased to 72,563 [12,333 aged 0-15, 37,518 aged 16-64 and 22,712 aged 65+].

Our Resources

Adults' Services is broadly made up of five principle user groups:

- Older people; - served by two Social Work teams (one for the North of the Island and the other for the south of the Island) and an Occupational Therapy Team based at our main office in Llangefni.
- People with physical disabilities/sensory impairments; - served by the teams mentioned above
- People with learning disabilities – served by a co-located Health and social care Case Management Team based at the main Llangefni Office ;
- People with mental health needs. – served by the joint Community Mental Health Team based at two locations in Llangefni and Holyhead
- Carers – served by two Carers Officers based at the main office in Llangefni and working across Adults services and the specialist children's service.

In addition, the Service includes the following:

- Customer Care/first Contact Team (Joint Community Health and Social Care Single Point of Access);
- Protection of Vulnerable Adults (POVA) Co-ordinator;
- Hospital social work service in acute (jointly with Gwynedd Council) and community hospital settings);
- Rehabilitation Officer for the Visually Impaired – based in the Occupational Therapy Team and working jointly with the North Wales Society for the blind
- Carers support (across Adults and Children with Disabilities);
- Administrative and support services including client finance and means testing functions.
- Brokerage Office – 2 Brokerage officers who act as a single point of contact with domiciliary care providers in arranging and purchasing packages of care.
- Older adults Transformation Programme manager and support staff including the Older People's Co-ordinator.

During the last 12 months the Council has implemented its Senior Management function which has aligned Adult Social Services and the Provider Service. The changes, across the Council were introduced during November to allow for clearer accountability arrangements and as part of the overall efficiency programme. This has meant that the service is now introducing further changes to streamline processes. The new Head of Adult Social Care will be in post during June 2014. The former Heads of Service have effectively supported the transition programme during the year.

We have continued to maintain good multi-disciplinary working arrangements with colleague Community Health disciplines based on 6 geographical patches and overseen by the Model Môn Locality Development Team which includes a GP Locality Lead and service managers from a range of community Health and social Care disciplines. The Locality Development Team will oversee the development of a range of multi-disciplinary projects funded through the Intermediate Care Fund during 2014/15.

The line management for the Social Care Workforce Development Unit has been transferred from Social Services to the Corporate Training Unit under the Head of Human Resources. During the next year, we will need to ensure that the Workforce development Unit maintains close links with the service in order to respond to training and workforce development needs in the context of transforming services.

As is the case across the spectrum of Local Authorities in Wales, Adult Social Services accounts for a significant proportion of the Social Services spend on the Island. During 2013/14, the total spend on Adults Services is estimated to be £22,377,000 as compared to £21,742,000. Adult social care was required to make significant efficiency savings over the past year (£1.26m) and given the current national austerity, this will continue and is estimated to be in the region of £1.26m during 2014/15. There is however a real need for Adult Social Services to change, amend and modify current spending patterns – in support of extending the range of good quality outcomes for service users as well as improving efficiency and effectiveness.

The remainder of this report is an assessment of adults' services on Ynys Môn during 2013/14 and describes our priorities over the next 12 months under the following headings:

- Responding to Need – which covers access, assessment and care management;
- Safeguarding – of vulnerable adults;
- Commissioning and Partnerships – supporting adult social care;
- Performance and Business Management – which includes quality assurance and information technology;
- Resource management – includes financial stability and workforce management;
- Corporate, Political Leadership and Support – of adults' services.

3 Responding to Need

This first part of my report describes how we seek to ensure effective arrangements so that people are able to find information about available services and that adults are listened to, understood and are at the centre of making changes to their lives. We also report on the effectiveness of our arrangements in ensuring that people, where eligible, receive good and timely responses to their needs as well as having good quality sustainable care plans that ensure their needs are met.

Our Statistics 2013/14

	2011/12	2012/13	2013/14
No of adults receiving a service on 31 March	2,098	1,752	1,609
New care plans completed (Both Domiciliary and Residential Care)	Data not available	Data not available	739
New carers' assessments undertaken	450	396	403
People provided with a Direct Payment	26	33	44
Hours of domiciliary care commissioned	346,445	293,958	247,005
People provided with residential/nursing home care	901	767	690
Reviews undertaken	1,206	1,104	941
People provided with assistive technology	384	480	469
People provided with equipment to assist with activities of daily living	714	636	579
People provided with equipment to assist with major or minor housing adaptations	168	151	125
People provided with a re-ablement service	256	298	438

What did we say we would do?

Access to Services – Getting Help

- Complete review of current published information leaflets and review current information arrangements including the range of information points and development of our web pages;
- Mainstream our Single Point of Access arrangements with the Health Board;

Responding to Needs

- Reshaping and remodeling services for older people which will be guided by two goals – enabling people to stay at home, deliver better outcomes for service users and improving efficiency/affordability. Community based early intervention and re-ablement to become an increasingly more prominent feature in our service response models as we reduce our reliance upon long term residential care;
- Business like – improving efficiency and effectiveness across the spectrum of Adults' Services as a driver underpinning our operations, evidencing accountable service delivery within a robust, local performance management culture. This to include embedding a programme management discipline across all aspects of the business. Further develop the strategic and operational interface with Health – ensuring an appropriate balance between locality, patch-based operational models and regional service responses - e.g. further development of the Môn Enhanced Care (MEC), mainstream current pilot single point of access arrangements within an integrated customer care model;
- Complete and implement the current review of commissioned advocacy services;
- Enable further strengthening of community preventative universal services by developing community capacity and increased social capital – adopting a community leadership role within one community in the first instance;
- Ensure a sustainable mainstream Age Well model across all communities on the Island;
- Refresh our current commissioning strategies as key documents to guide our Service vision, direction and priorities;
- In collaboration with Health, review our strategic arrangements to support carers across all user groups ensuring that our local commissioning intentions are contemporary, fit for purpose and in line with local, regional and national priorities;

How did we do?

Access to Adults' Services is in the main as we reported last year and as such has continued to perform well during 2013/14. There were a total number of 5,440 referrals allocated to workers during the past year inclusive of service reviews (compared with 4524 during 2012/13). Of these, 5,061 (3493 during 2012/13) were new service requests with 84% (77% in 2011/12 AND 85% in 2012/13) allocated within 5 working days. Indeed, 76% (64% in 2012/13) were allocated within 2 working days providing a timely response to referrals.

We have continued to develop our first point of contact arrangements jointly with Health through the development of the single Point of access at our Customer Care duty Office in the main council offices in Llangefni. We have received a funding allocation through the North Wales regional collaboration Fund to appoint a Project Manager in order to take this joint initiative forward and we have established a Single Point of Access Project Board to guide further development.

We have continued to develop and strengthen the joint Single Point of access with colleagues in Community Health services and District Nursing Managers have been accommodated within adults Services at our main office in Llangefni. We have identified the need to strengthen the tracking of progress with referrals passed to Health disciplines and we have commenced discussions with Health and Council ICT colleagues to facilitate access and reporting for dedicated health staff through the RAISE Social Care Client Information System. We are also intending to further strengthen capacity in the Single Point of access with the appointment of another duty Officer with monies from the Intermediate care Grant to process Health referrals during 2014/15.

During 2012, we said that we would review our current information leaflets following consultation with user groups. Last year, we reported that we had not completed the revision of all information leaflets and that this work would be completed during 2013/14. We have now completed the programme of revision and these have been published and circulated to key information access points. Nevertheless, we are still working with the central Web Development Team to publish all leaflets on the council website. We have presented the Older People's Council with a range of leaflets for formal feedback in relation to format and communication of key messages and use of language.

We continue to promote access to services through Primary Care – with colleagues in the Health Board – to ensure a comprehensive range of information is available within Primary Care settings in each locality on the Island. GP surgeries, clinics, Age Well services and our in-house resource centre, Canolfan Byron provide key information points. During the year, we have had to close The Priory in Holyhead which acted as a Resource centre for Mental Health services due to health and safety issues. Much work has been undertaken with 3rd sector organizations to relocate their services in order to ensure business continuity and continued access for service users.

However, we acknowledge that there is more that we can do to review and continuously improve the effectiveness of current arrangements to ensure that timely information and advice is available to actual and potential service users.

Significant progress can also be reported against other priority areas in our arrangements on access to services:

- **Mental Health Services** - Progress has been maintained with ensuring timely access arrangements in mental health services. Operational Managers meet on a daily basis to monitor the Single Point of Access and the referral and Assessment arrangements which have been put in place to provide robust management input into decision making about referral allocation. Significant progress has been made in the use of electronic referrals from GP colleagues with a high level of compliance across the Island. The development of primary care services is now becoming embedded in referral pathways. However, it is recognized that further capacity to provide interventions following assessment in Primary Care is required. We have also developed a pilot scheme 'Integrated case notes' where case records follow service users admitted to hospital or other care settings.
- **Eligibility Criteria** - We have continued to monitor the application of our eligibility criteria in relation to processing referrals and providing service responses. We have continued with our efforts to divert people with lower levels of need to support services in the community and 3rd sector. We have continued to support older people in different ways and some of our users are able to maintain independence with less direct care hours following a period of re-ablement through the Intake Model that was reintroduced in October 2013.

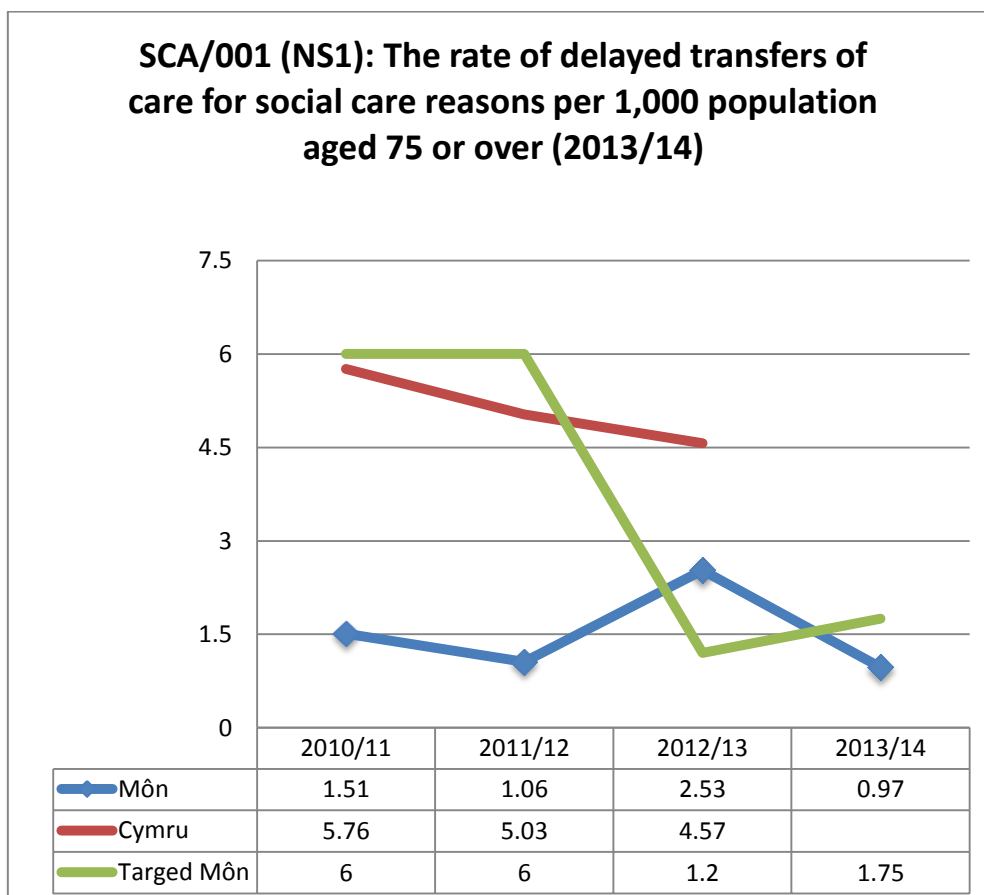
Service users who fall into Categories 1 and 2 (critical and substantial needs) are provided with services in line with their assessment of needs. Those who are assessed in categories 3 and 4 are signposted to other provision in the community and 3rd sectors. They receive information and advice relevant to their individual needs.

- **Advocacy Services** - We have commenced a review of the range of advocacy services available to support service users across adults Services. However, this work is ongoing since there is a need to identify resources to further strengthen provision particularly to support older people and adults with physical and sensory disabilities. There will be a challenge to provide appropriate advocacy services as we remodel some accommodation and support services under the Transformation Programme.

Assessment & Case Management

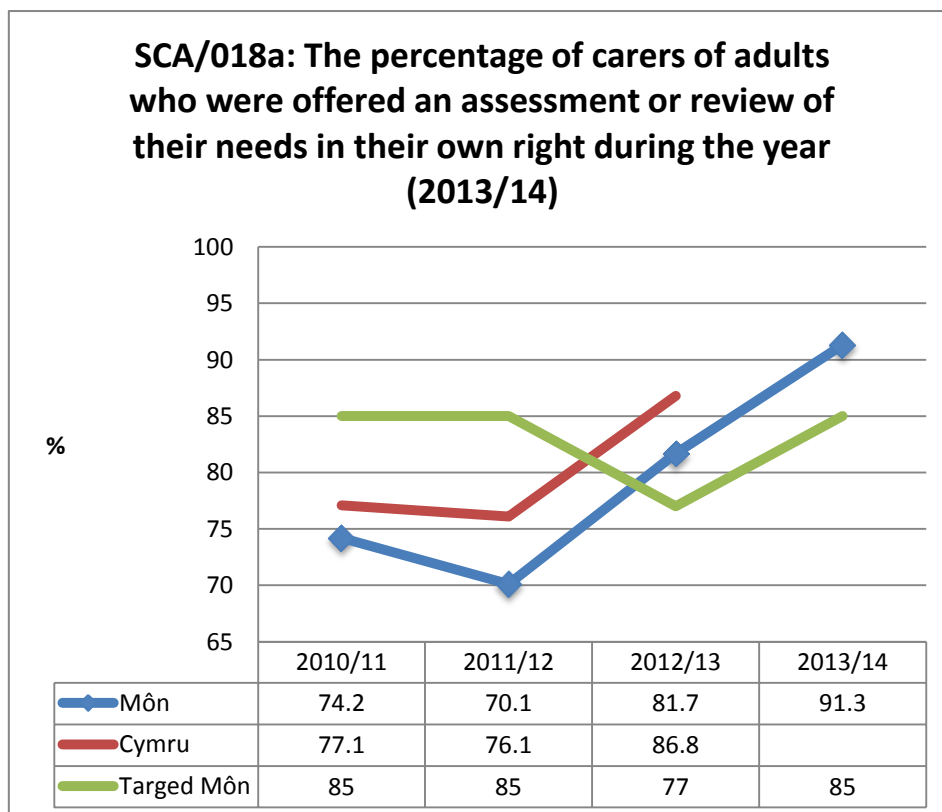
We have a dedicated, well trained and competent workforce in place and are a reflection on the quality service that we strive to achieve. A very high percentage (around 80%) of our workforce is bilingual and the Authority's language policy means that we are well placed to meet the requirements of the Welsh Government's language strategy "More than Words". We have been in a position over a number of years to report excellent staff retention levels enabling us to provide continuity across Adults' Services.

Effective joint working arrangements with the Health Board have been maintained underpinned by a multi-disciplinary team (MDT) approach to assessment and case management. We provide assessment and social work capacity within the acute hospital for adults as they prepare for discharge via a partnership with Gwynedd Council. The team at the hospital includes a complement of both social work and care assessor practitioners. Our performance around delayed transfers of care from hospital due to social care reasons has remained well within targets during the past year. This is illustrated within a 3 year context in the following graph:



Assessment and support of Informal Carers

Since 2012, we have 2 whole time equivalent Carers Officers in place to assess, review and support carers across Adults services and the Specialist children's Service. We have maintained our performance at a satisfactory level and remain well above the national Welsh average. 63.2% of carers offered an assessment received an assessment which is slightly lower than the previous year. Nevertheless we still remain far in excess of the National average (38.7% during 2012/13). Our local analysis of the data concluded that 20% of carers offered an assessment did not want an assessment which is seen as a negative in this performance indicator (SCA/018b) but a positive in another performance indicator (SCA/018a).



Carers on Anglesey have consistently said that the most important thing they need is good quality reliable support for the people that they care for, in sufficient quantity to enable them to have opportunities for themselves. To be able to carry out their caring role, people have said that what is important to them is:

- Recognition and respect
- Information and advice
- Clear and accessible assessments of their need
- Opportunities to have a break from the caring role
- Development of more respite services

During the year, we have revived the Carers Partnership Board with key stakeholders and this committee is currently chaired by the Chief Officer of the Carers Outreach Service. Membership comprises Social Services including the Carers Champion, third sector organisations providing a service to carers and carer representatives providing a voice for carers.

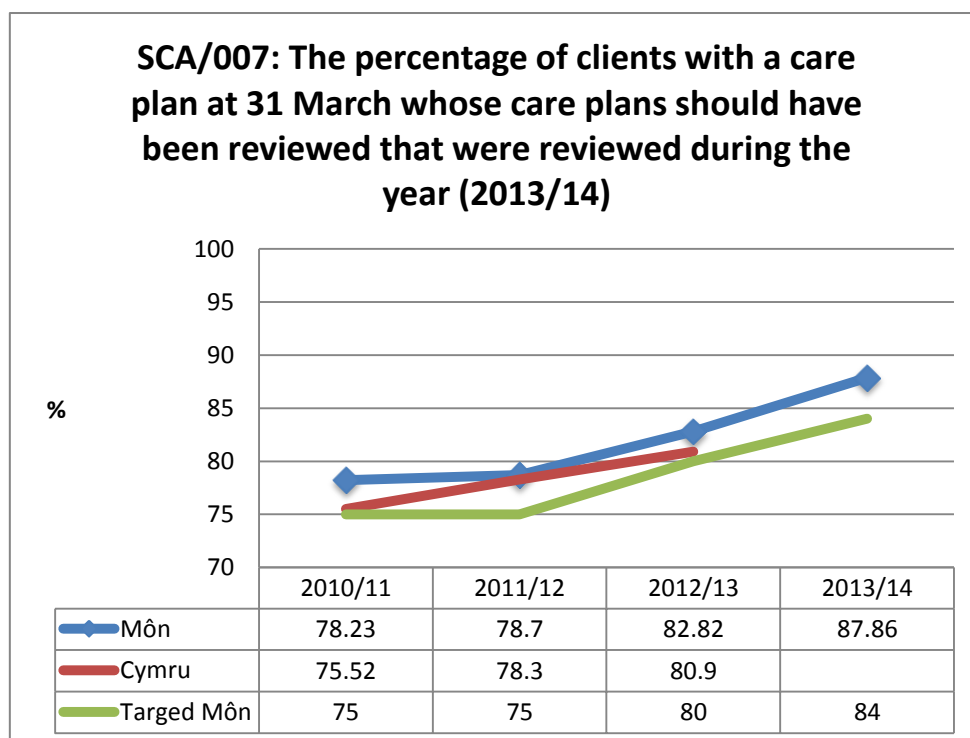
We have consulted with Carers in the development of the Carers Strategy and Action Plan. The Carers Outreach Service sent out questionnaires to approximately 900 carers registered with them and an online questionnaire was placed on the Council website to gather feedback. Carers Assessors have also gathered information around carers issues.

Re-ablement Services

Under the Transformation Programme for Adults Services, we have developed formal Project Management arrangements to support the re-launch of an Intake Model of Re-ablement in order to further reduce premature dependency on long term care services. As a consequence, there has been increased use of re-ablement and the service reported positive feedback from those who used the service. The council's use of its re-ablement service resulted in people having lower levels of homecare packages and being supported for shorter periods before living independently. From October 2013 to March 2014 264 adults were supported through the re-ablement service, with 42.2% exiting with no ongoing support needs to a reduced level of homecare package. Ultimately, less adults were supported in the community during the year, with less individuals developing long-term dependency on services, with a steady decrease of service users funded for care home places (reduction from 105 to 90 in LA care homes and from 197 to 182 in independent care homes).

Reviewing arrangements

Adults' Services have also maintained good performance in reviewing care plans during 2013/14 – which is another national performance indicator we are measured against. 87.86% of users with a care plan had their plans reviewed during the year (compared with 82% in 2012/13) which is again comfortably above the Welsh average. Our performance data paints the following picture:



In Mental Health Services, Care and Treatment Plans have now been introduced for all referrals in secondary care and all existing care plans have now been transferred to this new format.

There are two areas of our Service that have received particular comment from providers and user/carer interest groups:

- i) **Occupational therapy services** – There is a need to further develop joint discussions with Health to ensure greater focus and clarity of roles between local authority and health board functions. We have also received views around the timeliness of service responses, and more particularly in relation to the provision of equipment and adaptations to support hospital discharge for adults with severe physical disabilities;
- ii) **Day services** – the need to ensure clear commissioning intentions to underpin the delivery of day opportunities to meet a range of needs (particular reference has been made to older people's services as alternative day opportunities had to be found for a group of people in the Llangefni area);

Confidentiality and the management and governance of personal information and case files continue to be areas of vital importance to us. We have continued with our programme to transfer open case files (estimated to total some 10,500 files) to the Records Centre during 2013/14.

The Service has consolidated arrangements with the transfer to electronic case management and I am pleased to report that this has been a positive development and all staff have embraced this shift in practice. We are no longer reliant upon paper based case files and can evidence some real benefits in our attempts to minimise information duplication and omissions.

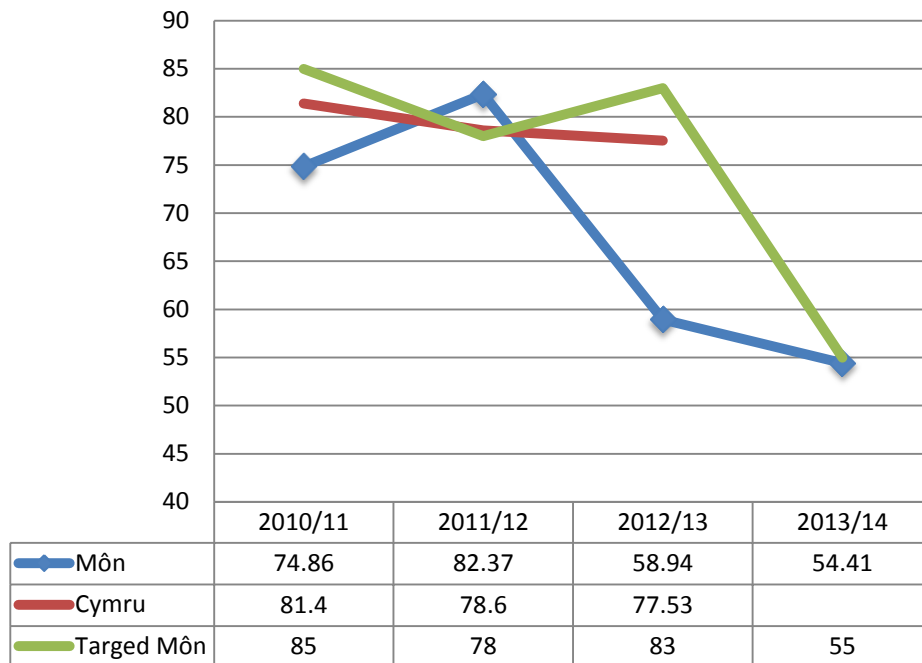
Delivering Adult Social Services

We reported in our last annual report that it was a priority for us to improve on the **rate** of people (per 1,000 population) whom we support in the community and also evidence a reduction in the **numbers** of older people we support within residential/nursing home settings. There are 2 different national performance indicators that measure our performance – the graphs below illustrate our local performance over the 3 years against this national performance framework.

Our local performance around the rate of older people we support in the community on the census day (31 March) has continued to drop as we signpost and divert people to receive support from services in the 3rd and community sectors. Our local direction of travel mirrors the national direction but is at an accelerated rate which is illustrated in the following graph:



SCA/002a (NS2): The rate of older people (aged 65 or over): Supported in the community per 1,000 population aged 65 or over at 31 March (2013/14)



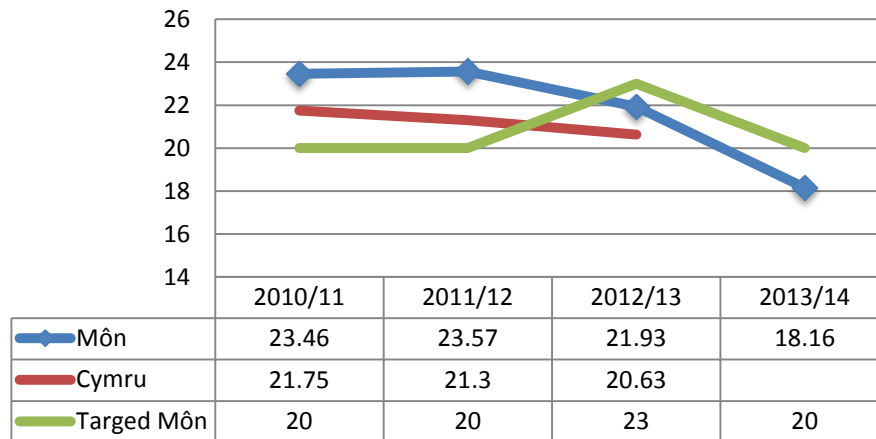
There are 5 key developments which SUPPORT our local performance:

- The renewed emphasis on an Intake model of Re-ablement for all Home care service applicants has continued to have a positive impact – enabling individuals to remain outside of the care system for longer;
- Our strategy of information giving, signposting and empowerment at our access points (rather than drawing people into the system) is having a direct impact on the numbers of adults receiving a service from us – we have seen a significant reduction in the number of care hours provided through our in-house service or purchased through independent domiciliary care services.
- The prioritized work programme of reviewing our interventions with older people at critical and substantial levels (which is in accord with our published eligibility criteria) has resulted in reduced levels of service for a significant number of older people in the community.
- Externalising the meals-on-wheels services through diverting 152 service users to receive meals from 4 community providers operating on different geographical patches on the Island;
- Continued development of the Môn Enhanced care service in conjunction with the Health Board to support people at home.

The other side of this national performance coin is the rate of older people we support in care homes. The graph below illustrates our 3 year local performance:



SCA/002b (NS2): The rate of older people (aged 65 or over): Whom the authority supports in care homes per 1,000 population aged 65 or over at 31 March (2013/14)

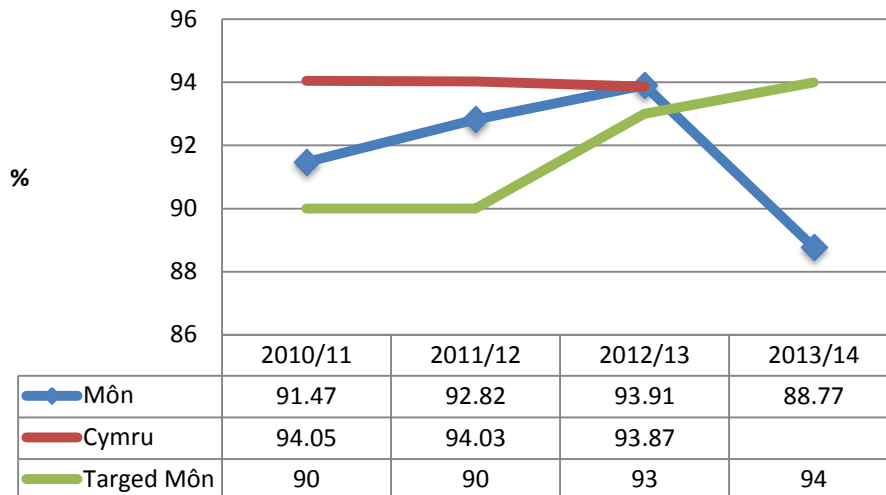


We will continue to make further improvements by transforming our models of service for older people by strengthening the availability of 24 hour community based support across the Island coupled with effective time limited Re-ablement services. This will include extending the range of responses available outside office hours and at the weekend.

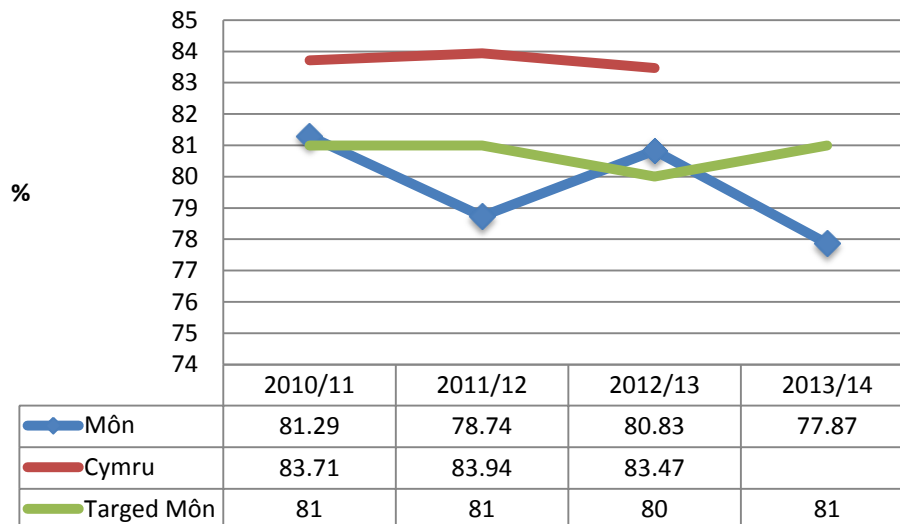
There is now a need to consider performance in relation to the percentage of all service users that we are supporting in the community as we proactively apply our eligibility criteria, promote re-ablement and continue to signpost and divert people to receive support from 3rd sector and community-based mainstream and prevention services in order to avoid premature dependency on statutory Social Services. Local performance over the last 3 years is illustrated in the following graph.



SCA/003a: The percentage of clients, in the following age groups, who are supported in the community during the year: Aged 18-64 (2013/14)



SCA/003b: The percentage of clients, in the following age groups, who are supported in the community during the year: Aged 65+ (2013/14)

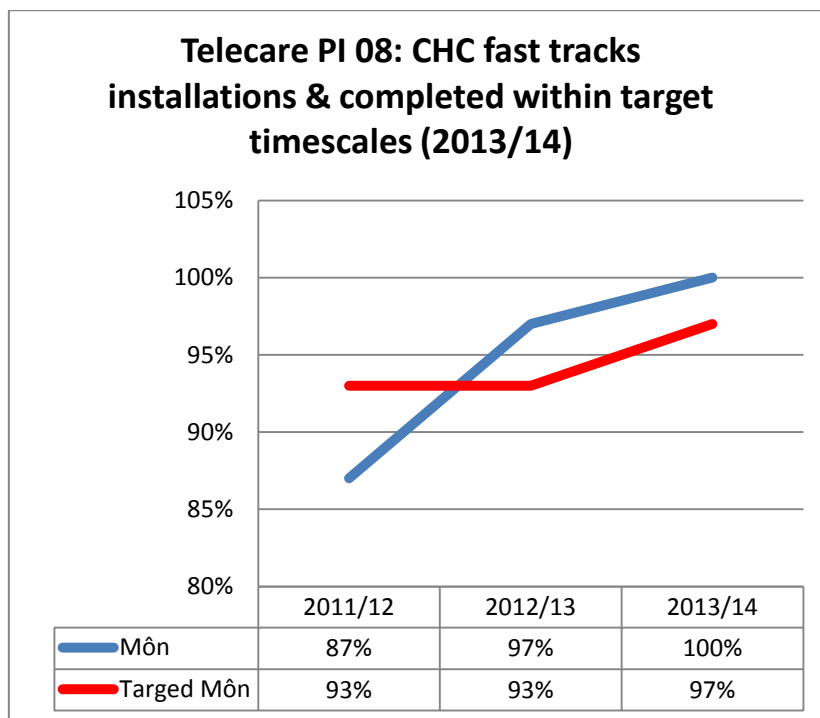


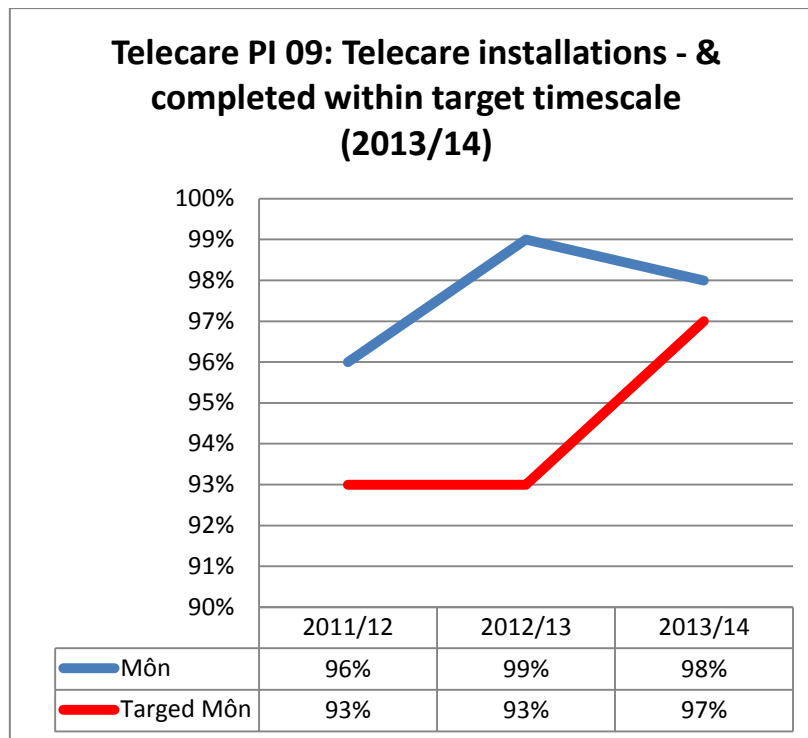
Over the last 12 months, we have seen a continuing increase in the number of people on the Learning disability Register and the number receiving support in various care settings. We are also seeing an increase in the complexity of needs experienced by people of all ages and this requires specialist targeted intervention which we deliver in partnership with the Health Board through the co-located Community Learning Disability team.

We must acknowledge that it will not be possible to make any further significant improvements in the percentage of younger adults supported in the community without remodeling current service models and approaches. We had planned to commence a substantive review of learning

disabilities services during 2013/14. However, a decision was taken to prioritise the transformation programme for Older People during 2013/14 and we are now planning to commence our review of Learning disability services during 2014/15. A review of contracts for respite care services and day opportunities has been programmed.

We have continued to evidence that people – where they are eligible – receive a good and timely response to their assessed needs. Our local performance relating to telecare is an area of our business worthy of particular mention which we are naturally proud of. The graphs below illustrate the progress we have made around installation targets over the past 3 years:





We are also pleased to be able to report progress in relation to some significant developments over the past year:

- **Age Well** – This model of day service provision for older people continues to evolve as a universal service offering social and leisure opportunities for older people with over 500 attending across the Island. The service is now run by older people themselves and they have recently gained charitable status. This model is to be replicated across the Island. The co-productive approach to community development in the Seiriol patch will build on the experience of developing the age well model. The provision of day services through this model also serves to divert people away from dependency on statutory Social Services and contributes to the decrease in the number of older people and adults supported directly by Social Services (See SCA/002a above)..
- **Community Meals Services** – Over the last 12 months, we have successfully decommissioned directly provided community meals services and we have worked with 4 providers and service users to ensure that those who require the provision of a hot meal will continue to receive such a service in all communities across the Island. We have reviewed the needs of 152 service users and put them in contact with local providers in order to ensure continuation of provision for those in need. This development has been well received by service users and a more flexible service. It has also resulted in efficiency savings for the Council. We will continue to monitor the quality of meals services supplied through community providers.

We were very happy with the process of transferring the service. We were informed by letter which was followed up with a home visit from the Transformation Officer; who provided all the information we required to make a decision on which provider to choose

Judgement

During 2013/14, Adults' Services has been able to report good performance in most areas of our business concerned with Responding to Need. Our performance in relation to delayed transfers of care (for social care reasons) has continued to be well within our targets. We have worked with the Third, independent and community sectors to shape the provision of community-based preventative support services within the local social care market. We are well positioned going forward given the significant progress that has been accomplished during 2013/14. The remodeling of current service models now needs to continue to progress at pace so that we may evidence good/ excellent outcomes for adults. This will mean becoming less reliant on unnecessary long term residential services, the provision of more time limited Re-ablement and increasing numbers of adults being supported through community assets, services and resources.

Key Priorities for action

Access to Services

- Complete the development of social care information pages on the Council's website in partnership with the corporate Web Development Team and ensure that all information leaflets are available electronically.
- Continue to develop our local joint Single Point of Access arrangements with the Health Board to improve co-ordination of service responses across health and social care;

Assessment & Case Management

- Implement new Integrated Assessment Framework arrangements jointly with Health and provide multi-disciplinary training for health and social care staff;
- Complete the review we have commenced of our commissioning intentions in relation to advocacy services;
- Continue to evaluate the effectiveness of the Intake model of Re-ablement;
- Develop an action plan in response to the information, advice and support needs of Direct Payments service users following the 'Your Life Your Choice' workshop held in December 2013;

Delivering Adult Social Services

- Agree a model of care and eligibility for Extra Care Housing.
- Secure formal Council endorsement to progress 3 extra care housing facilities in Amlwch, Llangefnï and the south of the Island.
- Undertake local engagement on accommodation and care needs across the Island.



- Implement the Action Plan in response to the recommendations contained in the Supporting People Review of the contract to provide a warden Service in sheltered housing;
- Develop the building local Community Partnership approach to delivering preventative community-based service responses in the Seiriol area and develop an approach to Local Area Co-ordination.
- Implement the commissioning intentions for the future of Older People Housing Related Support Services set out in the Supporting People Commissioning Strategy.
- Commence a substantive review of learning disabilities services jointly with partner organisations;
- Commence work on the Dementia Services Project and the Citizen directed Support priority workstreams under the Transformation Programme.

4 Safeguarding

Protecting our most vulnerable people is the core business of Social Services. It is paramount that we have effective structures and systems in place to protect the most vulnerable. We are committed to ensuring that these structures and systems are sustainable and place safeguarding at the heart of a partnership approach across the public sector and indeed the care sector in general.

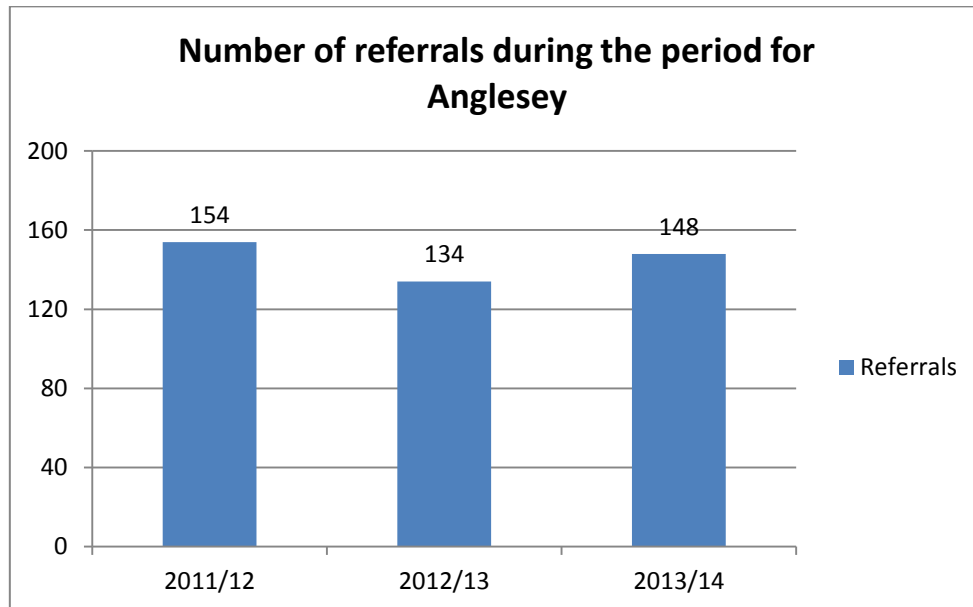
What we said we would do?

- Further strengthen local safeguarding practice within an improvement plan framework – to include risk assessments, protection plans, user experiences and links to Community Safety;
- Consider opportunities available to strengthen strategic capacity in safeguarding;
- Continue to fully comply with the Corporate Safeguarding policy/procedure;
- Fully embed case file audits of safeguarding practice within our evolving Service quality assurance framework;
- Continue to develop the North West Wales Shadow Safeguarding Board with our partners;
- Consider options for improved regional working (regional Adult Safeguarding Board and the proposed north Wales safeguarding referral hub);
- Review our current local Escalating Concerns protocol.

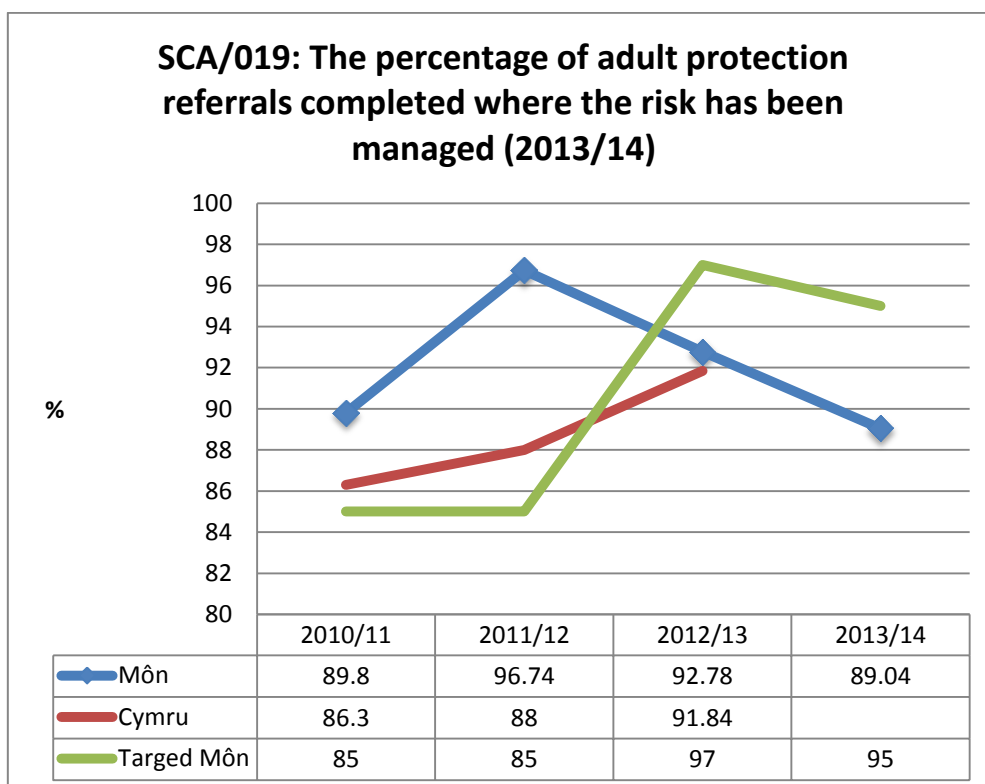
How did we do?

We continue to fully implement the All Wales Interim Adult Protection Procedures. The referral rates for adult protection have increased during the last year (148 referrals having been received in 2013/14, as compared to 134 in 2012/13).

The graph below illustrates the pattern of referrals over the past 3 years. We have provided a number of POVA Level 2 and general safeguarding courses during the year which have been well attended by staff across the Social Care sector.



During the year 10 alleged victims out of 90 refused the actions recommended by our safeguarding arrangements. This is reflected in our performance data:



Following the commissioning of an independent management review of the process leading to a home closure during 2012/13, a multi-disciplinary learning event was held to address the findings and recommendations contained in the independent management report. An Action Plan has been implemented with partners to address the lessons learnt. We have also completed a review of our Escalating concerns Policy with partner agencies during the first quarter of 2013/14.

During 2013/14, we have continued to consolidate and develop the North West Wales safeguarding Board jointly with Gwynedd council.

During the year, the Local Authority brought together the responsibility for safeguarding children and adults under one head of service. This is to ensure that our responses to the needs of vulnerable people are consistent, robust and that our practice is of the highest possible standard. The intent is to set up a Safeguarding People Service across Children and Adult services. The plan is for this service to be operational by the autumn of 2014. The authority has put into place a Council Safeguarding Policy, and an associated Corporate Action Plan has been adopted to ensure the effective implementation of the Safeguarding policy on a consistent basis across the Local Authority.

We have ensured that: there are effective safe recruitment arrangements and a whistle blowing policy in place for all employees, elected members and service providers. The Corporate Induction Policy ensures that all staff are aware of their responsibilities in relation to safeguarding children and adults.

Training has been commissioned for all Heads of Service, Portfolio and Shadow Portfolio Holders, other Key Members and designated safeguarding officers in each service so that they are supported to understand and be accountable for their safeguarding responsibilities. Training has also been commissioned for all other Members and will be delivered during 2014.

The Workforce development Unit continues to provide a programme that includes training and learning opportunities relating to safeguarding adults, including:

- POVA Level 1 to 5
- Universal Safeguarding
- Targeted Safeguarding
- Safeguarding for Adults/Adult Protection
- Assessing Risk of Significant Harm

During the course of the year, we have reviewed our internal arrangements to ensure effective responses in processing Deprivation of Liberty safeguard (DOLS) referrals and authorizations. We have ensured that Mental capacity and DOLS training sessions have been provided to staff across the Social care workforce as part of an ongoing training and development programme.

Following the Judgment of the Supreme Court P v Cheshire West and Chester Council and another P and Q v Surrey County Council, we will now need to scope the implications of this

decision on the number of service users in different care settings and our capacity to meet the additional demands on services.

Judgment

We have continued to make significant progress over the past 12 months in developing local protection practice and safeguarding as well as our strategic sub-regional developments. We have continued with our programme of raising awareness and providing training on adult Protection for staff across the social care sector. We are well positioned to play a full part in the evolving regional safeguarding framework as well as preparing for a step change in the legal framework underpinning adult safeguarding and protection. The integration of safeguarding responsibilities for children and adults under one head of service will provide opportunities to ensure that our responses to the needs of vulnerable people are consistent, robust and that our practice is of the highest possible standard.

Priorities for action

- Conduct regular case file audits of safeguarding practice within our evolving Service quality assurance framework;
- Review and strengthen our arrangements for responding to requests for Deprivation of Liberty Safeguards authorisations, particularly for those vulnerable people who lack capacity and lack family support in care homes and supported living facilities;

5 Commissioning and Partnership

This section describes our arrangements for ensuring that adults and their carers/families are able to access a range of effective and affordable care and support services. Commissioning arrangements need to ensure that these care and support services are delivered in partnership with our partners in the statutory, 3rd and independent sectors within the resources available to us as a Service. Whilst action has been taken during the year to develop and respond to immediate priorities there is a recognised need to further review and strengthen arrangements. This will need to be achieved by re-prioritising capacity within the whole service and will form part of the departmental review to be implemented by the Autumn 2014.

What did we say we would do?

- Continue at pace on our transformation and remodelling of older people's services in order to provide more community based support, prevent deterioration in health and wellbeing, reduce reliance on long term residential services and reduce avoidable admissions to hospital;
- Undertake a comprehensive review of learning disabilities services;
- Further develop and strengthen our local arrangements for engaging service users, carers and citizens within an evolving Corporate framework;
- In partnership with Gwynedd Council and the Health Board, appraise our current hospital social work arrangements;
- Jointly review with the Health Board governance and accountabilities underpinning mental health services within an ethos of continuous improvement;
- Continue to develop our partnerships with the Independent and Third Sectors;
- Further strengthen and develop our relationship with Health through the establishment of the proposed Integrated Delivery Board for Health and Social Care.

How did we do?

Transformation and Remodelling of Older People's Services

We have made much progress over the last 12 months with the development of a number of work-streams prioritised by the Older Adults Transformation Board which was established in March 2013 to lead on the Transformation Programme for Older People's services. We commissioned a comprehensive needs assessment through Housing support Partnership to inform the development of a service Intentions document which was released for consultation during the first quarter of 2014. The needs assessment has also evaluated the need for different models of accommodation and support to meet needs within a growing older population over the next 20 years.

Under the Transformation Programme, formal Project management arrangements have been established to drive forward

- **Re-ablement** - The re-introduction of an Intake Model of a Re-ablement service for all new referrals for a Home care service in order to maximise independence and safety through intensive support for a period of up to 6 weeks to reduce dependency for more long term health and social care services. Re-ablement support can be provided either at home or in designated Re-ablement beds in residential homes. We have decided to retain the re-

ablement service in-house at present for delivery by the Re-ablement Support workers trained by the council.

- **Accommodation and Care** - The development of the Accommodation and Support Project to identify potential extra care development sites in Amlwch, Llangefni and the southern end of the Island and to explore interest from Registered Social Landlords (RSLs) in the development of these facilities. This Project is also exploring interest in the purchase of one residential home for older people following the consultation and engagement that was carried out during 2012/13 and continued with staff, residents and the local community over the last 12 months as we confirm our service intentions.
- **Brokerage** – The establishment of Brokerage arrangements in September 2013 as a single point of contact to arrange and purchase domiciliary care packages from 9 independent domiciliary care agencies operating on Ynys Môn. This has helped us to build up intelligence and a better understanding of the local domiciliary care market and the ability and capacity of providers to respond to service demands across all 6 geographical patches. We have also accelerated the pace of externalising long term Home care provision and , by the end of March 2014, we estimated that 53% of the total number of long term maintenance hours provided are now purchased from independent domiciliary care providers at a reduced unit cost in order to achieve efficiency savings.
- **Schedule of Rates** – The gathering of intelligence on the capacity of local independent sector providers along with an analysis of the direct costs of service provision has informed the review of the hourly unit cost for the provision of domiciliary care services in order to ensure a sustainable local social care market as we continue to externalise Home care provision during 2014/15.
- **Building local Communities** - We have worked with Medrwn Môn (the Island's Third Sector umbrella organisation) and the 3rd sector organisations involved in the delivery of the Local Voices Project in providing training on Co-production. Two workshops were held in June and July 2013. We have also worked with Local Voices in consulting and engaging with the local community in the Beaumaris area in order to explore options for the development of a community Partnership approach to shaping co-productive models of service delivery on the Seiriol patch. This has included engagement with the Town and Community Councils.
- **Penucheldre Extra care (Holyhead)** – Following the opening of this extra care housing facility in Holyhead in October 2012, Tai Eryri and the Isle of Anglesey County council commissioned an independent evaluation to identify the lessons to be drawn from developing, commissioning and operating the new scheme. The corporate learning from this particular development will assist the council in developing its strategic approach to the future Provision of accommodation and care for older people under the Transformation Programme. This will impact on the future provision of registered care, patterns of care and support, and the development of new options for accommodation, including further Extra Care developments. The County Council wish to ensure that the Penucheldre scheme makes its full potential contribution to the provision of accommodation, care and support for older people in that area of Anglesey. They also want to ensure that the experience of developing, commissioning and operating the scheme inform the delivery of their new strategic approach across the island.



The independent evaluation report found:

There is widespread endorsement from all those consulted that what has been achieved already at Penucheldre represents a step-change in provision for older people in Anglesey.

The staff of Tai Eryri expressed pride in being associated with the development. Local authority officers endorse it as representing best practice and an overall environment and ambience that crystallizes aspirations for future provision in Anglesey. Most importantly the residents and their family members speak in terms of the scheme exceeding all their expectations: in their unanimous judgment this is a good place to live.

A number of residents spoke of the ways in which moving to the new Penucheldre had transformed their lives: there were a number of stories of widowhood, followed by isolation, loneliness and depression transformed by a move to the scheme. Many spoke of the balance between privacy and inclusion they had found there: they could be private in their own apartment if they chose but could always find convivial company if they sought it.

Review of Learning Disability Services

Despite our intention to commence the review of Learning Disability Services during 2013/14, the adults Services Transformation Board decided that priority and resources would be given to driving forward projects in relation to remodelling Older People's services as described above. We now plan to commence the review of Learning Disability services during 2014/15 under the auspices of the Transformation Board and a review of substantial contracts for the provision of respite and day services have been scheduled over the next 12 months.

Housing Related Support services

The supporting People Team has conducted a review of the contract to provide a warden service in sheltered housing and a number of recommendations have been made to improve this service.

The supporting People Team has developed a co-productive approach ('Ochr Yn Ochr') to the development of commissioning intentions for housing related support services set out in the Commissioning Strategy for 2014/17. This approach includes the development of a hub and spoke model for the delivery of accommodation and support services based around community hubs in each geographical patch on the Island.

Engagement with Service Users and carers

We have developed effective and meaningful consultation and engagement activities with service users and carers in a number of service areas over the last 12 months. The following are notable examples which are worthy of note:

- **Service Intentions Document** - Continued consultation and engagement in relation to the development of our service intentions in reviewing the need for the Authority to continue to provide residential care in the Holyhead area and the development of the extra care model at Penucheldre in partnership with Cymdeithas Tai Eryri.
- The organisation of 'Your Voice Your Choice' workshop with Direct Payments service users in December 2013 with support from the Local Voices Project. This has resulted in the production of a feedback report with recommendations for improving and strengthening the provision of information, advice and support to promote the take-up of Direct Payments (44 service users during 2013/14 as compared to 33 during 2012/13).
- Consultation and engagement with Carers in the development of the local carers strategy and Action Plan for the next 3 years.
- Consultation and engagement with service users and tenants in the development of the 'Ochr Yn Ochr' co-productive approach to the development of the Supporting People Commissioning Strategy (2014-17) referred to above.

Hospital Social Work arrangements

We have a long standing partnership with Gwynedd Council for the provision of a Hospital Social Work Service in the acute hospital in Bangor. Jointly with Gwynedd council and BCUHB, we have completed our review of the Hospital Social Work service at Ysbyty Gwynedd and we have reviewed the arrangements for the recording and validating of Delayed Transfers of care.

Mental Health Services

We have commenced discussions with the Health Board to formalise our longstanding local joint arrangements for community mental health services. This includes exploring the need for a formal Section 33 Agreement or a Memorandum of Understanding. We have in place a jointly agreed Improvement Plan for the delivery of community Mental Health services which we review on a quarterly basis through local service management arrangements. We also play an active part in the North Wales Mental Health Collaborative which includes the 6 Local Authorities and Health Board.

Partnerships

- We have re-established the Carers Partnership Board with key stakeholders in order to develop the carers Strategy and action Plan for the next 3 years.

- Supported through the resource provided by the European Social Fund Project, 'Designing Collaborative Improvement Frameworks', we have established a Joint Integrated Delivery Board for Health and Social Care on Ynys Môn. The first meeting of this Board was held in March 2014 to provide leadership and more robust governance arrangements for the development of a work programme prioritizing the delivery of more integrated health and social care services. A joint action plan will be agreed by Autumn 2014.
- We have worked closely with other local authorities and the Health Board across North Wales to develop a Statement of Intent and an action Plan (for Older People) in relation to developing more integrated service models over the next 12 months. The Statement of Intent and action Plan was submitted to the Welsh Government by 31.03.14.
- We have continued to develop close consultation and partnership working with the 3rd Sector through the Voluntary Sector Liaison Committee which meets on a quarterly basis. Over the last 12 months, we have conducted a review of Social services investments in a range of historical Service Level Agreements with providers in the 3rd sector in order to confirm that these services are still delivering against expected performance and are in line with our evolving commissioning and service intentions for the next 3 years. We recognise the role of the third sector locally as a strategic partner. We have developed governance arrangements to reflect this important role - e.g. the role of Medrwn Môn on key partnerships - Local Service Board and the contribution of the sector to key work-streams around financial inclusion for example. We have also developed, via the Voluntary Sector Liaison Committee, a local compact and associated codes of practice on finance and volunteering which will be subject to further updating in due course by the Committee.
- Community Equipment Stores_– This is a partnership across 3 local authorities (Ynys Môn, Gwynedd & Conwy) and the Health Board which has unified its commissioning and delivery of equipment. A revised formal Section 33 Agreement has provided a focus for improvement during 2013/14 and we have seen an improvement in the time taken to deliver equipment.
- During 2013/14, we have established an Independent Domiciliary care Forum with providers in order to continue with our work programme in relation to developing a co-productive partnership approach to supporting a sustainable local social care market to respond to service demands. This Forum will also provide a vehicle to share information on our future commissioning and service intentions under the Transformation Programme.
- In the latter part of 2013/14, we have finalized the Ynys Môn version of the North Wales Domiciliary Care Agreement and this has been signed by all independent sector providers. We have continued to work with other local authorities in North Wales and the Health Board in reviewing the setting of residential and nursing home fees for 2014/15 through the use of the North Wales Fee Methodology. We have decommissioned 3 contracts for the provision of training and employment support following the ending of the European funded 'Taith I Waith Project' in February 2014.

Judgment

We have made much progress over the last 12 months in taking forward a number of work-streams prioritized under the transformation Programme for older adults. We have developed a clearer focus on our future commissioning and service intentions. We have developed effective consultation and engagement arrangements in many service areas which we can continue to build upon over the next 12 months. We have set out a clear direction for the continued development of services to meet the needs of carers through the Carers strategy and Action Plan. We have also set out clear commissioning intentions and an action Plan for the development of a 'hub and spoke' model for the delivery of housing related and care and support services across all 6 geographical patches as we continue to develop accommodation and support models.

During the first half of 2014/15, we will need to give priority to the restructuring of the Department in order to strengthen commissioning and business support arrangements to ensure sufficient capacity to deliver central core functions such as commissioning, market facilitation activity and the monitoring of contract compliance across a whole range of services and providers. We will also need to review capacity to deal with the ever increasing demand for Freedom of Information and Access to files requests.

As described, our efforts in preparing for transformation and modernising services have concentrated on older people's services during 2013/14 and we are confident that we are now much better placed as we strive forward to continue to remodel services during 2014/15. We also need to commence with our planned substantive review of current learning disability services during 2014/15 in order to inform a revised commissioning strategy and Service delivery Plan to the medium term.

We have made much progress in firming up robust governance arrangements with the Health Board and the establishment of the Integrated Delivery Board for Ynys Môn will provide the impetus to develop more integrated models of service delivery in the future.

Key Priorities for 2014/15

- Continue to develop service intentions under the Enhanced Accommodation and Care Project under the Transformation Programme for Older People; Confirm commissioning intentions in relation to Garreglwyd Residential Home;
- Commence work on a comprehensive review of learning disabilities services;
- Establish formal Project Management arrangements in support of the development of Dementia Support services under the Transformation Programme;
- Develop formal Project Management arrangements in support of the development of the Citizen Directed Support work-stream under the Transformation Programme;
- Agree final version of the Carers Strategy and commence implementation of the 3-year Action Plan.



- Implement the North Wales Residential Pre-placement Framework Agreement with residential and nursing care providers on Ynys Môn and revive the local Residential and Nursing care Provider forum.
- Implement the Action Plan in response to the recommendations contained in the Supporting People review of warden services in sheltered housing schemes.
- Develop a programme of priorities for the delivery of more integrated services with Health under the auspices of the Integrated Delivery Board for Health and Social Care.

6 Resource Management

This section of the report describes our arrangements for ensuring that we have a stable workforce who are supervised, managed and supported to carry out their work effectively. The section also describes how we plan and use our financial resources to ensure financial stability for the Service within a challenging climate for the Local Authority.

What did we say we would do?

- Continue to consolidate communication and information sharing practice within the Service;
- Meet all specific mandatory and relevant national qualification targets;
- Continue to ensure meaningful training and development opportunities across the social care workforce, users and carers in accordance with the priorities of the County's Social Care Workforce Development Plan (SCWDP);
- Continue to work with partners in providing Qualifications and Credit Framework (QCF) training opportunities to further strengthen a qualified social care workforce;
- Fully implement the newly launched Consolidation Programme for newly qualified Social Workers under the auspices of the Care Council Framework for Continuing Professional Education and Learning (CPEL) for Social Work in Wales;
- Continue to work collaboratively and maintain our existing formal partnerships (workforce development);
- Develop a Workforce strategy for Adult Social Care provider services;
- Ensure robust mechanisms to manage absence/sickness;
- Continue to modernise ensuring best possible use of resources and contributing to the Council's efficiencies programme (a Service financial target of £640k during 2013/14);
- Adopt a medium term financial strategy for Adult Social Care - reducing dependency on long term residential/nursing placements as well as addressing identified cost pressures.

What did we do?

Anglesey's workforce continues to be our biggest and most valued asset in ensuring the provision of quality social care services. During 2013/14, we recorded 37 compliments from service users and their carers/families which in the main were complimentary of staff skills or caring approach to their work. Here is one example:

"Nothing is too much trouble for any of the staff, who treat the residents as if they were family. They epitomise the values we should be offering people within society... those of valuing the person, empowerment and communication."

Relative of service user, January, 2014

We consider timely communication and information sharing with our workforce to be an important component of our Service management and evolving culture. We have held a series of information sharing sessions and regular team meetings across the spectrum of adults' services during the year in order to share information and encourage dialogue with colleagues. These sessions have been well received and attended and included topics such as the Service and Council budgetary constraints and targets, year end performance, our vision and transformation plans for older people. These sessions complement the electronic communication bulletin updates to all staff of the Service, particularly on progress with projects under the Transformation Programme.

In introducing Brokerage arrangements for purchasing domiciliary care services from independent providers, we have developed the Brokerage Officer role within Adults Services and this will need to be further developed during 2014/15 as we explore opportunities to extend the contribution of this new function within the service.

Training and Workforce development

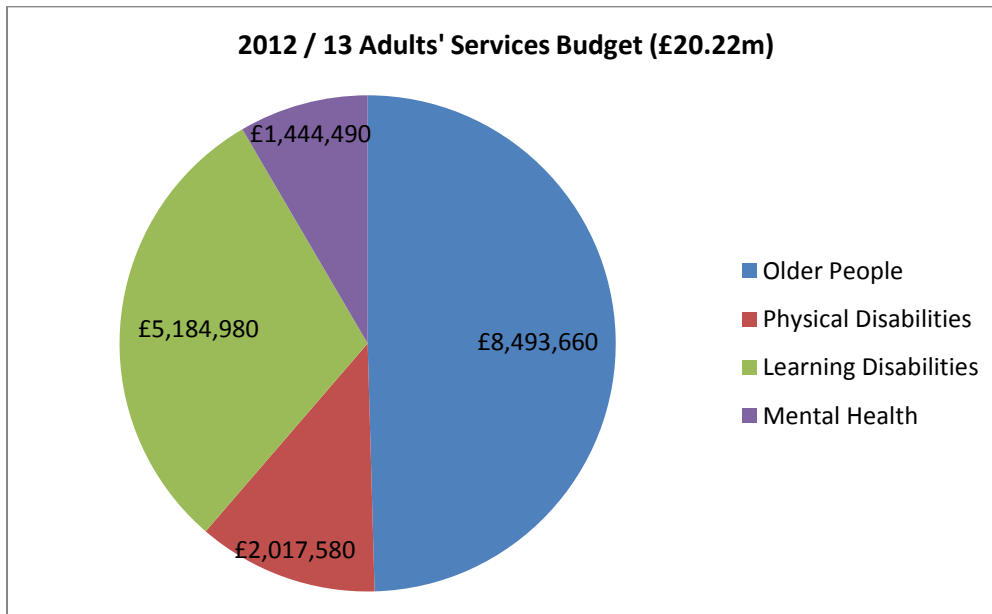
The corporate restructure of Head of Service functions within the council has resulted in the Social Care workforce development Unit being transferred to the Corporate Human Resource and Training Section within the council. We have continued to maintain communication links with the Workforce development Unit by inviting the adults Training Officer to attend Service Management meetings on a monthly basis.

During the past year, we have held a series of in-house Management Development sessions on a range of topics for middle and first line managers within Housing and Social Services which have focused on team and service development. These sessions have been well received by staff. We intend to continue with the provision of Management Training under the Social care Workforce development Programme during 2014/15.

We have continued to work with partners through the "Canolfan Anterth" to provide QCF training and qualifications opportunities for staff across the Social Care Sector. From the Social Care Improvement Partnership (SCIP) survey of providers conducted in November 2013, returns showed that 68% of the workforce had achieved qualifications and a further 15% will complete qualifying training during 2014/15. We will continue to provide specialist training opportunities in the areas of re-ablement, dementia care and health and social care tasks during 2014/15. In meeting the needs of an ever-increasing older population and the need to transform service models of delivery, we will provide training focused on community based Citizen Directed support and outcome-based support in delivering person-centred services.

Financial Resources

The net budget for adult social care was £20.22m in 2013/14 and was broken down as follows:



The Council's spending across the spectrum of adult social services is below the average spend across Welsh Local Authorities:

- Older people's spend is £702.60 per head of the 65+ population - which ranks the Authority 21/22 with the median spend for all Welsh Local Authorities being £849 per head of the 65+;
- Social care spend for adults under 65 is £246.62 per head – which ranks the Authority 12/22 with the median spend being £247.12.

The Service was required to make significant savings during 2013/14 totaling £1,261,000 (or £972,570???) . It is pleasing to report that this target was achieved and services were delivered within budget. WE have prioritized actions aligned with the principles within the Transformation Programme in order to focus on achieving efficiency savings through the introduction of Re-ablement, brokerage arrangements and a Schedule of Rates as we increase the rate of purchasing domiciliary care services from external providers in a more cost-effective manner. We will continue to focus on reviewing and remodeling service models within existing resources.

Capital Programme

During the Autumn of 2013, the Council approved a capital programme to improve the quality of facilities at the local authority run Brwynog Residential Home in Amlwch. We have had to restrict the use of 8 rooms at this home during the year. This work will be completed by June/ July 2014.

Judgment

Adults' Services finds itself well positioned given the significant work that has been carried out on its medium term financial plan. This work has identified some real challenges around the need to

strike an appropriate balance between efficiency and effectiveness/quality and delivering better outcomes for our users of services.

We have continued to demonstrate our commitment to supporting and developing our workforce to ensure the capacity and skills to respond to the changing needs of our local population. The transformation of adult social care will predictably pose challenges for our workforce over the coming years. Our workforce strategy for Adult Social Care will therefore need to ensure the effective recruitment, management and development of our workforce to deliver the best possible outcomes for our service users.

We have evidenced continued rationalisation of spend in Adults' Services during 2012/13 and managed our business within budget allocation. The challenge is to ensure a sustainable medium term financial plan that will deliver our strategic objectives.

Priorities for 2014/15

- Develop effective working relationships with the Workforce development Unit that is now line managed within the Corporate Human Resources and training section;
- Continue to ensure meaningful training and development opportunities across the social care workforce, users and carers in accordance with the priorities in our Transformation Plans;
- Continue to work with partners in providing Qualifications and Credit Framework (QCF) training opportunities to further strengthen a qualified social care workforce;
- Fully implement the newly launched Consolidation Programme for newly qualified Social Workers under the auspices of the Care Council Framework for Continuing Professional Education and Learning (CPEL) for Social Work in Wales;
- Continue to work collaboratively and maintain our existing formal partnerships in relation to Social Care Workforce Development;
- Continue to modernise ensuring best possible use of resources and contributing to the Council's efficiencies programme (a Service financial savings target of **£1,360,660** during 2014/15).

7 Performance and Business Management

This section of the report describes our arrangements for ensuring adequate systems and processes in place to understand all aspects of our performance as a Service as we strive to support adults to stay at home and live a fulfilling life.

What we said we would do?

- Publish the final version of our quality assurance and performance management framework;
- Publish and implement an improvement plan in response to the external evaluation of our information and data systems;
- Implement an improvement programme around the management of complaints;
- Continue to actively review the Service risk register as mitigating actions are progressed;

What did we do?

During the year, we have developed a draft Quality Assurance and Performance Management Framework for Adults services. We have been unable to secure a secondment in order to provide a dedicated resource to take this programme of work forward within the service. We will need to plan the full implementation of our Quality Assurance Framework with the newly appointed Head of Adult services when he takes up post in June 2014.

Peer Service Monitors scheme - Peer Service Monitors are people over the age of 50 who have been recruited independently and have an interest in Older People's issues. The volunteers have the capacity to represent the perspective and views of Older People, have relevant insight and experience of services and can include people who are service users, have used, or have acted in the interest of people who receive a statutory service. The scheme provides the Local Authority with an independent view to inform the quality assurance system for the services provided in Residential Care and Domiciliary Care sector. The Peer Monitors visited all six Local Authority run care homes during November 2013.

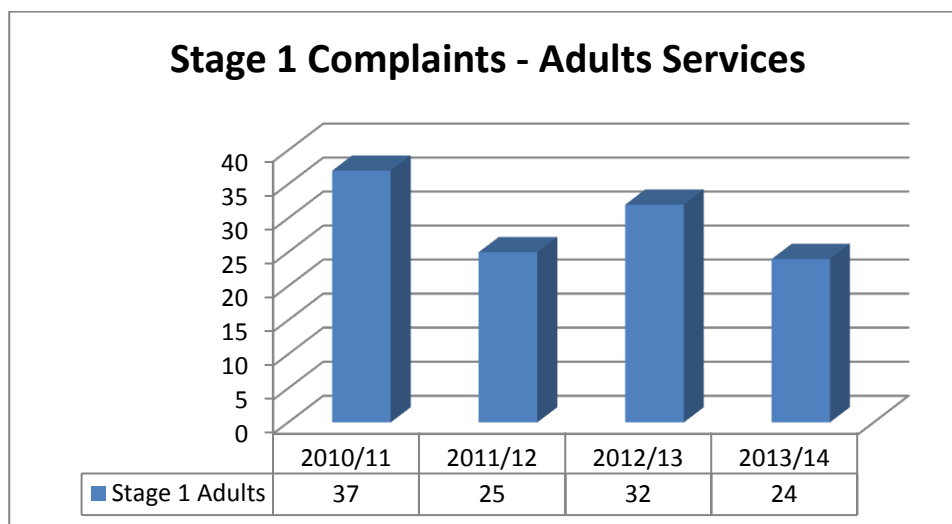
Management of complaints - We use complaints as a core component of our quality assurance within the Service and we strive to use complaints as a basis to influence how we improve our communication with service users and their carers and our service responses. Our complaints procedure is managed by a departmental manager within the Business Support Unit who is impartial of the Service. Activity on complaints and comments are presented on a quarterly basis to a departmental Customer care and Complaints Panel which includes senior management and elected member representation across the spectrum of both Housing and Social Services.

Anglesey's workforce continues to be our biggest and most valued asset in ensuring the provision of quality social care services. During 2013/14, we recorded 22 compliments from service users and their family carers in Adults Services, which in the main were complimentary of staff skills or the caring approach to their work.

In 2013/14, there was a decrease in the number of Stage 1 complaints against Adult Services received – from 32 in 2012/13 to 24 in 2013/14. The table below summarises the number of Stage 1 complaints against Adult Services received over the past 4 years.



ADULT SERVICES: 4 YEAR SUMMARY OF STAGE 1 COMPLAINTS RECEIVED



In addition to the above data, 5 (2 in 2012/13) of the complaints we received went to Stage 2 of the Complaints Procedure; however, 0 (2 in 2012/13) went to Stage 3 (review by an Independent Panel).

The table below summarises the number of complaints received over the last three years concerning the Adult and Children's Services under Stage 1, Stage 2 and Stage 3 of the Representations and Complaints Procedure.

Year	Stage 1 Adults	Stage 1 Children	Stage 1 Total	Stage 2 Adults	Stage 2 Children	Stage 2 Total	Stage 3 Adults	Stage 3 Children	Stage 3 Total
2011/12	25	40	65	3	4	7	0	0	0
2012/13	32	24	56	2	4	6	2	3	5
2013/14	24	26	50	5	6	11	0	0	0

There is a continuing need to monitor and improve our adherence to responding to complaints within statutory timescales under Stage 1 of the Procedure. This was an area which was identified as requiring attention last year and performance has improved somewhat: in 2013/14, 42% fell short of the statutory response timescale of 10 working days, whilst in 2012/13, 53% fell short.

In analysing the complaints, the following key messages can be summarised:

- Ineffective communication in responding to messages and reporting back to service users and/or relatives & carers;
- Dissatisfaction in relation to the cessation or reduction in service;
- Delays in preparing post-discharge care packages.

We will continue to monitor performance through the Service Management Team on a quarterly basis. We will also proactively develop Action Plans to take forward the lessons learnt from the investigation of complaints.

Information Compliance - Over the last 12 months, we have seen a continuing and substantial increase in request to access case records in relation to making complaints and challenging decisions made by the services. We are also seeing a year-on-year increase in the number of Freedom of Information requests that we receive from various sources. The volume of this work is now becoming a risk to the Department since we are not able to meet statutory timescales in responding to some requests that involve the processing of large volumes of historical case records. We have had to respond to two complaints made to the Information Commissioner's Office over a delay in responding to requests for access to case records. The capacity required to respond to this increased need will be reviewed within the proposed Departmental restructuring during 2014/15.

The following table outlines the sharp increase in requests over the last 4 years.

Indicator	2010/11	2011/12	2012/13	2013/14	% increase in requests from 2010/11 to 2013/14
Number of Freedom of Information requests	101	121	143	153	51%
Number of Data Protection Act requests	1	2	12	40	3900%
Number of Access to Files requests	13	13	41*	19	46%

- Anomaly due to the fact that some requests from police and NHS Retrospective Review Team were logged as Access to Files rather than Data Protection Act requests.

Use of Technology - We can report that the Service has been able to further evidence progress in its use of the Social Services electronic case monitoring system (DRAIG/RAISE) during 2012. There have been 3 particular priorities:

- Developing monthly Brokerage reports to monitor activity and quality of service responses from the internal and independent providers;
- The consolidation of practice in moving to electronic case files;
- Planning for the replacement electronic client information system which we are progressing through an All Wales tendering process.

Use of technology has also been evidenced in other parts of our business. We are now providing operational experience and input into the design of a new service specification for securing a replacement to the DRAIG/RAISE system. We have made significant progress in working with the Corporate ICT Section in drawing up a 3-year ICT Work Programme and action Plan to support Social services. We have also worked with other authorities in North Wales and the Health Board

to explore opportunities to introduce a joint Community Care Information System in order to facilitate greater sharing and management of information across Health and social care.

Judgment

Although we have drawn up a draft Quality assurance Framework for the service, we will need to identify a dedicated resource in order to fully implement quality assurance arrangements across the service. The corporate restructure of service functions has resulted in the transfer of the Social care workforce development Unit to the Corporate Training section during the year. During 2014/15, we will need to develop effective joint working arrangements with the workforce development Unit in order to respond to training and staff development needs in service priority areas.

Much progress has been achieved in realising efficiency savings through the externalisation of home care services, the re-launch of Re-ablement and the decommissioning of services through community building and market development initiatives.

During 2014/15, we will need to restructure the department in order to address capacity issues in support of business support functions – e.g. commissioning, procurement and contract management, developing the market, planning the replacement of the DRAIG/RAISE information system and responding effectively to information compliance requests.

Priorities for action

- Develop a Quality Assurance and Performance Management Framework across the Department to improve the focus on monitoring the quality of services;
- Strengthen arrangements in Business Support to mitigate the risk associated with our ability to respond to information compliance requests within statutory timescales.
- Continue to monitor the effectiveness of our arrangements in responding to and resolving complaints and learning the lessons to continuously improve the quality of our services.
- Implement the Improvement Plan drawn up in response to the recommendations contained in the external review of our information systems.
- Provide frontline Social Workers with laptops to complete forms and input information on to RAISE whilst out in the field;
- Continue to work with the ICT Section in prioritising and progressing work on ICT systems development, replacement and implementation.
- Continue to collaborate with partners in the Welsh Systems Collaborative in securing a replacement for the DRAIG/RAISE information system.

8 Corporate and Political Leadership and Support

This last part of the report describes how we seek to ensure effective corporate and political leadership and support of Adult Social Care. It also includes how the Authority has oversight and supports service improvements in the context of the effective delivery of our statutory Social Services functions.

What did we say we would do?

- Ensure the appointment of Adults Services Member Mentors, a Carers Champion and Older People's Champion when the New Council is confirmed in May, 2013;
- Deliver an induction programme on adult social care for new Elected Members following the Local Government elections in May, 2013;
- Continue to further strengthen the development and appreciation of Elected Members and Senior Managers (with corporate responsibilities) around roles and function of Adults' Social Services;
- Develop an engagement strategy for Members and senior managers with front line staff in Adult Social Care;
- Further clarify levels and limits of delegated responsibility which is in tandem with the full implementation of the Council's new financial ledger system;
- Further strengthen corporate and political scrutiny of adult social care within a scrutiny/performance framework.

How did we do?

I can report that significant progress has been made in developing the understanding and appreciation of elected members of the political leadership and support required by Adult Social Care during the past year following the Council elections held in May 2013. There are encouraging signs that Members and Senior Managers with Corporate responsibilities understand the role and function of Adults Social Care, how well services meet local need and give them appropriate priority. This has been reflected in the corporate priority given to the transformation programme for older people over the last 12 months, the establishment of the Transformation Board and the granting of additional resources to support Transformation Programme management.

In 2013, the Council restructured its Head of service functions and this has resulted in the loss of one Head of service post within Social Services. We look forward to a period of greater stability during 2014/15 with the appointment of a new Head of Adult Services and a revised structure to support Adults and Children's Services.

A series of informal development sessions have also been facilitated for members of the Housing and Social Services Scrutiny Committee during the past 12 months. These sessions have provided invaluable opportunities for officers to share the complexities of our everyday business in supporting vulnerable adults who meet our eligibility thresholds for services. We have delivered these informal information sessions on a range of topics in order to develop Member understanding and appreciation of the challenges faced by the service. These sessions have also been very well received by Members as an opportunity within an informal environment to begin to fully appreciate the nature of our business.

We have continued support from our Portfolio Holder for Social Services (Councillor Kenneth Hughes) and our Older People's Champion (Councillor Robert Llewelyn Jones). Also, we have



had wider involvement of Elected Members in our work e.g. Transformation Board for Older Adults, scrutiny of performance, customer care and complaints panel. Annual and quarterly performance reviews of Adult Social Care have been well attended by Corporate Directors and Portfolio Leads which provide the platform for constructive scrutiny and challenge of performance and pressures.

The Isle of Anglesey County Council has joined the Dublin Declaration, which aims to support older people in areas such as employment, public services, transport and social inclusion. Joining the Dublin Declaration will ensure that the Council considers the potential impacts its decisions may have on older people. The move also sees Anglesey forming part of the Ageing Well in Wales network – a five-year national programme which could lead to a share in a significant EU funding pot earmarked for Wales to support healthy, active ageing. One of the key aims of the Ageing Well in Wales Network is to develop ways in which councils and their partners respond to demographic change.

“Signing the Dublin Declaration shows we recognise the importance of the needs of older residents. This step will help raise the profile of older people and will give them a stronger voice throughout our decision making. It will also shape how we respond to the demographic challenges currently faced.”

Councillor Robert Llewelyn Jones, Older People’s Champion

During the last 12 months, the Council has appointed Councillor Llinos Medi Huws as the new Carers Champion for Anglesey. The main function of the Carers Champion is to promote carers’ rights and engage with unpaid carers on a regular basis so that any issues they have are highlighted.

“I’m looking forward to take up this very important role. According to the recent Census there are over 9000 unpaid carers on Anglesey. It is an acknowledged fact that our society and public services could not function without the massive contributions made by carers. I will be working with Council officers and third sector partner organisations to make sure I have as much contact as possible with carers on Anglesey.”

Councillor Llinos Medi Huws, Carers Champion

Over the last 12 months, a new corporate scrutiny committee structure (comprising of two committees) has been established to hold to account, in a positive and constructive manner, the work of the Council's Executive and Partner organisations in order to help the Council deliver its vision. The Scrutiny Committees' purpose is to support services in maintaining high service delivery standards, and to steer them towards improved efficiency and effectiveness. The two committees are: The Corporate Scrutiny Committee and the Partnerships and regeneration Scrutiny Committee.

Judgment

Adults' Services finds itself well positioned going forward given the significant work that has been accomplished during 2013/14. We have developed meaningful engagement through information sessions with elected members to develop focused and purposeful Elected Member scrutiny of Adult Social Care and to support the new council members so that they become well informed around Adult Social Care. We are pleased that we have nominated Champions amongst elected members to provide a focus on the strategic priorities for key service areas.

Priorities for Action

- Develop effective links between the new Head of adults Services and key portfolio holders and Corporate scrutiny;
- Continue to develop engagement with elected members through the arrangement of information sessions on key topics;
- Further clarify levels and limits of delegated responsibility which is in tandem with the full implementation of the Council's new financial ledger system;
- Further strengthen corporate and political scrutiny of adult social care within a scrutiny/performance framework.

Gareth Llwyd
Business Support Unit Manager

April, 2014

National Performance Indicators - Children's Services 2013/14

Ref	Indicator	PI target	Anglesey 2012/13	Welsh Average 2012/13	Anglesey 2013/14	Anglesey Target 2013/14	Performance in comparison with Anglesey 2012/13	Performance in comparison with Anglesey target
SCC/001	A) The percentage of first placements of looked after children during the year that began with a care plan in place	High number	90.24	89.10	96.67	100.00	↑	
	B) For those children looked after whose second review (due at 4 months) was due in the year, the percentage with a plan for permanence at the due date	High number	90.00	91.70	71.43	100.00	↓	
SCC/002 (NSI)	The percentage of children looked after at 31 March who have experienced one or more changes of school, during a period or periods of being looked after, which were not due to transitional arrangements, in the 12 months to 31 March	Low number	15.70	13.70	20.00	8.00	↓	
SCC/004 (NSI)	The percentage of children looked after on 31 March who have had three or more placements during the year	Low number	8.75	9.40	7.79	8.00	↑	
SCC/006	The percentage of referrals during the year on which a decision was made within 1 working day	High number	98.65	97.20	98.77	100.00%	↑	
SCC/007	A) The percentage of referrals during the year that were allocated to a social worker for initial assessment	High number	74.80	63.80	56.05	60.00%	↓	
	B) The percentage of referrals during the year that were allocated to someone other than a social worker for initial assessment	Low number	0.00	8.30	0.00	0.00%	↔	
	C) The percentage of referrals during the year that did not proceed to allocation for initial assessment	Low number	25.20	28.00	43.95	40.00%	↓	
SCC/010	The percentage of referrals that are re-referrals within 12 months	High number	25.02	27.00	18.87	26.00%	↑	
SCC/011	A) The percentage of initial assessments that took place during the year where there is evidence that the child has been seen by the Social Worker	High number	89.81	75.40	92.22	90.00%	↑	
SCC/011 (NSI)	B) The percentage of initial assessments that took place during the year where there is evidence that the child has been seen alone by the Social Worker	High number	59.44	37.50	55.06	60.00%	↓	
SCC/013	Ai) The percentage of open cases of children on the Child Protection Register who have an allocated social worker	High number	100.00	99.70	100.00	100.00%	↔	
	Aii) The percentage of open cases of children looked after who have an allocated social worker	High number	100.00	94.90	100.00	100.00%	↔	
	Aiii) The percentage of open cases of children in need who have an allocated social worker	High number	98.27	74.50	98.21	100.00%	↔	
	Bi) The percentage of open cases of children on the Child Protection Register who are allocated to someone other than a social worker where the child is receiving a service in accordance with her/his assessment or plan	Low number	0.00	0.20	0.00	0.00%	↔	
	Bii) The percentage of open cases of children looked after who are allocated to someone other than a social worker where the child is receiving a service in accordance with her/his assessment or plan	Low number	0.00	4.40	0.00	0.00%	↔	
	Biii) The percentage of open cases of children in need who are allocated to someone other than a social worker where the child is receiving a service in accordance with her/his assessment or plan	Low number	0.58	21.00	1.79	0.00%	↑	
SCC/014	The percentage of initial child protection conferences due in the year which were held within 15 working days of the strategy discussion	High number	95.51	87.40	92.66	100.00%	↓	

National Performance Indicators - Children's Services 2013/14

Ref	Indicator	PI target	Anglesey 2012/13	Welsh Average 2012/13	Anglesey 2013/14	Anglesey Target 2013/14	Performance in comparison with Anglesey 2012/13	Performance in comparison with Anglesey target
SCC/015	The percentage of initial core group meetings due in the year which were held within 10 working days of the initial child protection conference	High number	82.86	88.40	91.46	100.00%	↑	
SCC/016	The percentage of reviews of child in need plans carried out in accordance with the statutory timetable	High number	77.58	71.40	92.51	85.00%	↑	
SCC/020	The percentage of looked after children who have had their teeth checked by a dentist during the year	High number	93.80	83.40	94.92	87.00%	↑	
SCC/021	The percentage of looked after children reviews carried out within statutory timescales during the year	High number	97.21	91.90	97.14	100.00%	↔	
SCC/022	A) The percentage attendance of looked after pupils whilst in care in primary schools	High number	94.34	94.40	95.09	95.00%	↑	
	B) The percentage attendance of looked after pupils whilst in care in secondary schools	High number	88.66	90.60	90.94	90.00%	↑	
SCC/024	The percentage of children looked after during the year with a Personal Education Plan within 20 school days of entering care or joining a new school in the year ending 31 March	High number	100.00	65.00	90.00	90.00%	↓	
SCC/025	The percentage of statutory visits to looked after children due in the year that took place in accordance with regulations	High number	90.78	83.00	90.54	95.00%	↔	
SCC/028	The percentage of children looked after who had a fully completed and updated Assessment and Progress Record at their third review	High number	69.23	18.00	25.00	10.00%	↓	
SCC/030	A) The percentage of young carers known to Social Services who were assessed	High number	83.58	92.30	86.67	97.00%	↓	
	B) The percentage of young carers known to Social Services who were provided with a service	High number	100.00	89.40	92.00	97.00%	↓	
SCC/033 (NSI)	D) The percentage of young people formerly looked after with whom the authority is in contact at the age of 19	High number	100.00	93.40	100.00	100.00%	↔	
	E) The percentage of young people formerly looked after with whom the authority is in contact, who are known to be in suitable, non-emergency accommodation at the age of 19	High number	100.00	93.20	85.71	100.00%	↓	
	F) The percentage of young people formerly looked after with whom the authority is in contact, who are known to be engaged in education, training or employment at the age of 19	High number	62.50	56.40	57.14	80.00%	↓	
SCC/034	The percentage of child protection reviews carried out within statutory timescales during the year	High number	99.57	96.10	98.49	100.00%	↓	
SCC/035	The percentage of looked after children eligible for assessment at the end of Key Stage 2 achieving the Core Subject Indicator, as determined by Teacher Assessment	High number	25.00	46.09	100.00	60.00%	↑	
SCC/036	The percentage of looked after children eligible for assessment at the end of Key Stage 3 achieving the Core Subject Indicator, as determined by Teacher Assessment	High number	71.43	30.36	50.00	75.00%	↓	
SCC/037 (NSI)	The average external qualifications point score for 16 year old looked after children, in any local authority maintained learning setting	High number	206.00	221.00	136.00	200.00	↓	

National Performance Indicators - Children's Services 2013/14

Ref	Indicator	PI target	Anglesey 2012/13	Welsh Average 2012/13	Anglesey 2013/14	Anglesey Target 2013/14	Performance in comparison with Anglesey 2012/13	Performance in comparison with Anglesey target
SCC/039	The percentage of health assessments for looked after children due in the year that have been undertaken	High number	95.10	80.30	95.45	100.00%	↔	
SCC/040	The percentage of placements started during the year where the child is registered with a provider of general medical services within 10 working days of the start of the placement	High number	100.00	90.10	98.48	100.00%	↓	
SCC/041	A) The percentage of eligible, relevant and former relevant children that have pathway plans as required	High number	95.65	89.50	77.78	100.00%	↓	
	B) The percentage of eligible, relevant and former relevant children that have been allocated a personal advisor	High number	100.00	96.30	100.00	100.00%	↔	
SCC/042	A) The percentage of initial assessments completed within 7 working days	High number	80.37	73.10	90.86	85.00%	↑	
	B) The average time taken to complete initial assessments that took longer than 7 working days to complete	Low number	13.83	20.00	12.15	13.00	↑	
SCC/043	A) The percentage of required core assessments completed within 35 working days	High number	80.49	76.60	71.68	75.00%	↓	
	B) The average time taken to complete those required core assessments that took longer than 35 days	Low number	75.29	65.00	46.00	45.00	↑	
SCC/044	A) The percentage of children looked after who were permanently excluded from school in the year 1 April - 31 March	Low number	0.00	0.00	0.00	0.00%	↔	
	B) The average number of days spent out of school on fixed-period exclusions for children looked after who were excluded in the year 1 April - 31 March	Low number	5.75	6.30	5.50	0.00	↔	
SCC/045	The percentage of reviews of looked after children, children on the Child Protection Register and children in need carried out in line with the statutory timescale	High number	90.09	86.40	95.68	90	↑	

SCC/011a: Percentage of initial assessments were completed during the year where there is evidence that: Social Worker has seen the child

Owner:	Anwen Huws
Measure relevant to:	Natalie Woodworth
Collection Frequency:	Monthly

Current Ynys Môn Target
90.00%
PI Target - High Number

Current performance, compared to previous year
92.22%
↑

Performance previous year
89.81%

Performance in comparison with current target
↑

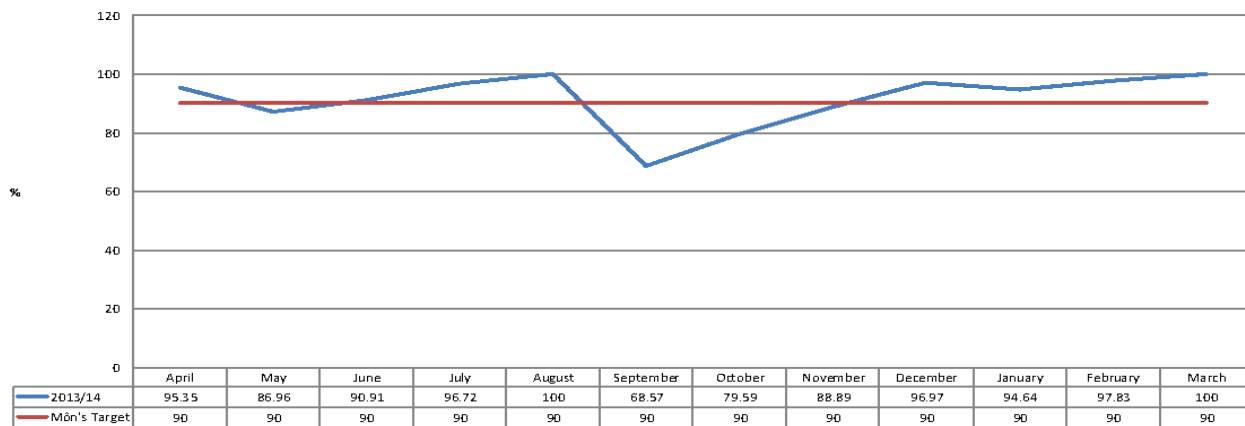
Story Behind the Performance

We have maintained our key focus on seeing children during assessment. During 2013/14 the percentage of initial assessments carried out where there is evidence of a child being seen by social worker was 91.63%, which is again an improvement on our 2012-13 performance (89.91%) and the all Wales average (75.40%) for the same year, placing us in the upper quartile.

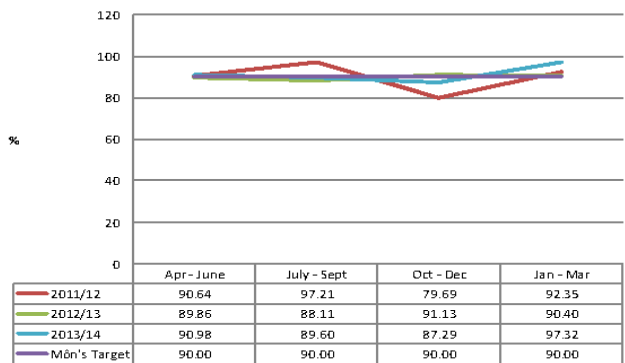
Our priority will be to

1. Maintain this performance
2. Identify how the children and young people judge the actual interaction with the social worker - what difference is it making
3. Where appropriate, we will always see the child on his/her own

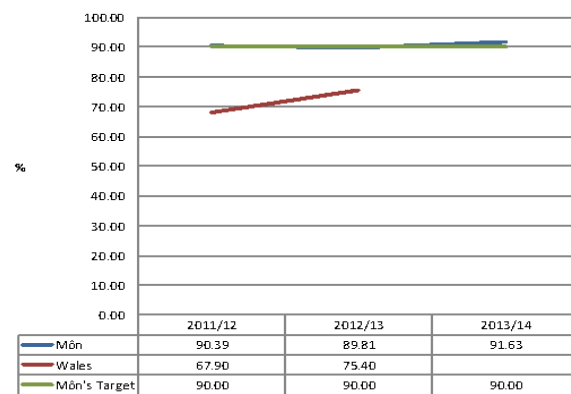
SCC/011a: Percentage of initial assessments that were completed during the year where the child has been seen by the social worker (monthly)



SCC/011a: Percentage of initial assessments that were completed during the year where the child has been seen by the Social Worker (Quarterly)



SCC/011a: (3 Years' comparison)



Description

Numerator: The number of initial assessments that were completed during the year where the child has been seen by the Social Worker

Denominator: The number of initial assessments that were completed during the year

Formula: $\frac{\text{Numerator}}{\text{Denominator}} \times 100$

SCC/025: Percentage of statutory visits to looked after children supposed to have been held during the year taken place in accordance with the regulations

Owner:	Anwen Huws
Measure relevant to:	Natalie Woodworth
Collection Frequency:	Monthly

Current Ynys Môn Target
95.00%
PI Target - High Number

Current performance, compared to previous year
90.54%
↔

Performance previous year
90.78%

Performance in comparison with current target
↓

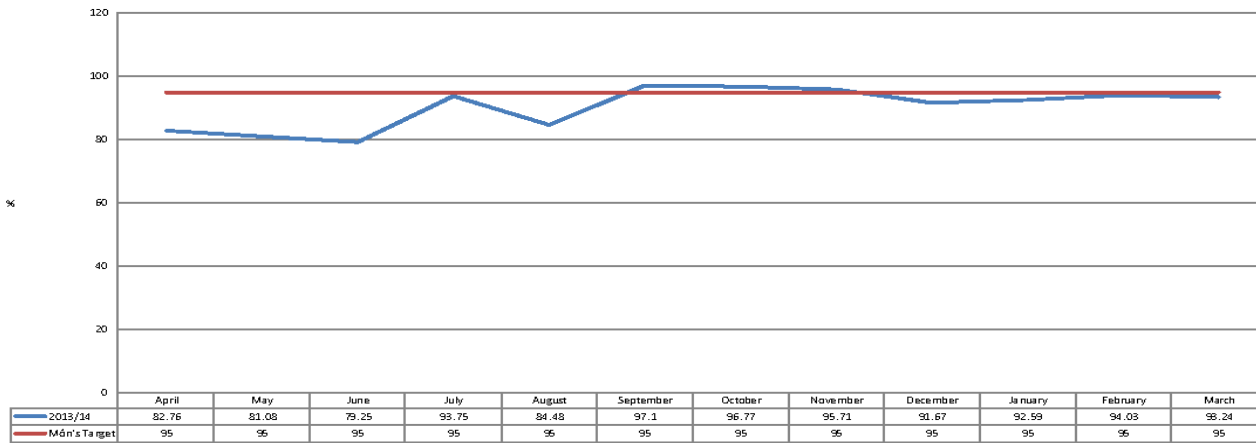
Story Behind the Performance

All children in care have a qualified social worker

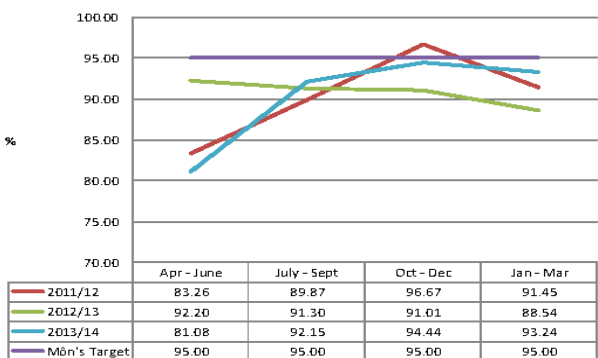
90.54% of statutory visits to children in their placements were achieved; placing us firmly above the Welsh average for 2012/13 (83%). Whilst we have maintained our position on the previous year I did set out to improve on our 2012/13 performance; In 2013-14, during some months we did achieve above the target.

Therefore this will remain a focus for improvement in 2014/15, as will the focus on how children and young people judge the actual interaction with the social worker - what difference is it making.

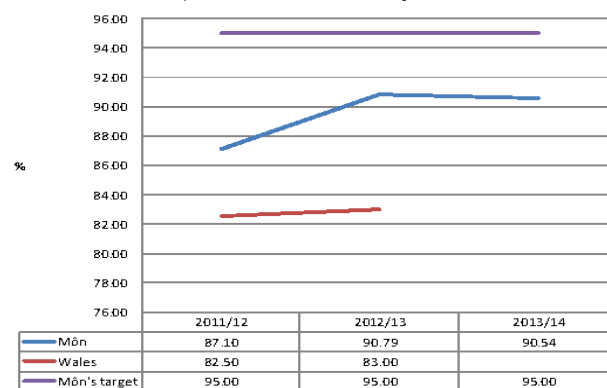
SCC/025: The percentage of statutory visits to looked after children that were due in the year, took place in accordance with regulations (monthly)



SCC/025: The percentage of statutory visits to looked after children that were due in the year, took place in accordance with regulations (quarterly)



SCC/025 - 3 Years' comparison



Description

Numerator: The number of statutory visits to looked after children due in the year to 31 March that took place in accordance with regulations

Denominator: The number of statutory visits to looked after children due in the year to 31 March

Formula: $\frac{\text{Numerator} \times 100}{\text{Denominator}}$

SCC/043(a): The percentage of required core assessments completed within 35 working days

Owner:	Anwen Huws
Measure relevant to:	Natalie Woodworth
Collection Frequency:	Monthly

Current Ynys Môn Target
75.00%
PI Target - High Number

Current performance, compared to previous year
71.68%
↓

Performance previous year
80.49%

Performance in comparison with current target
↑

Story Behind the Performance

We recognise the need to improve our performance in relation to the timeliness of the completion of core assessments. We completed 71.68% of core assessments within the required 35 days, compared to 80.49% last year and compared to a Welsh average (during 12-13) of 76.60%. However this is a stronger position than our performance in 2010/11 & 2011/12.

The monthly peaks and troughs highlighted in the graph can be misleading due to the small numbers of core assessments completed during some months. However, whilst the end of year result is disappointing, we have seen an improvement in the average number of days to complete all core assessments, down from 99.25 days in 2010-11: 75 days in 2012/13, to 46 in 2013/14. This means it took half the time to complete all core assessments in 2013/14 than 2010/11.

Whilst we are disappointed that we have not maintained the improvements achieved last year, this performance remains a significant improvement on our performance in 2010-11 & 2011-12.

All initial and core assessments are carried out by qualified social workers. All our social workers have been trained to use a consistent Risk Model which is a means of identifying risks within cases. This model is currently used in a number of English and Welsh local authorities. The Risk Model won a social care accolade award in 2010. This way of working ensures that workers ask regular questions about risk and reach evidence-based decisions. Our focus will be on improving this performance, whilst also focusing on the quality of the assessment and the ability of social workers to analyse information and manage risk.

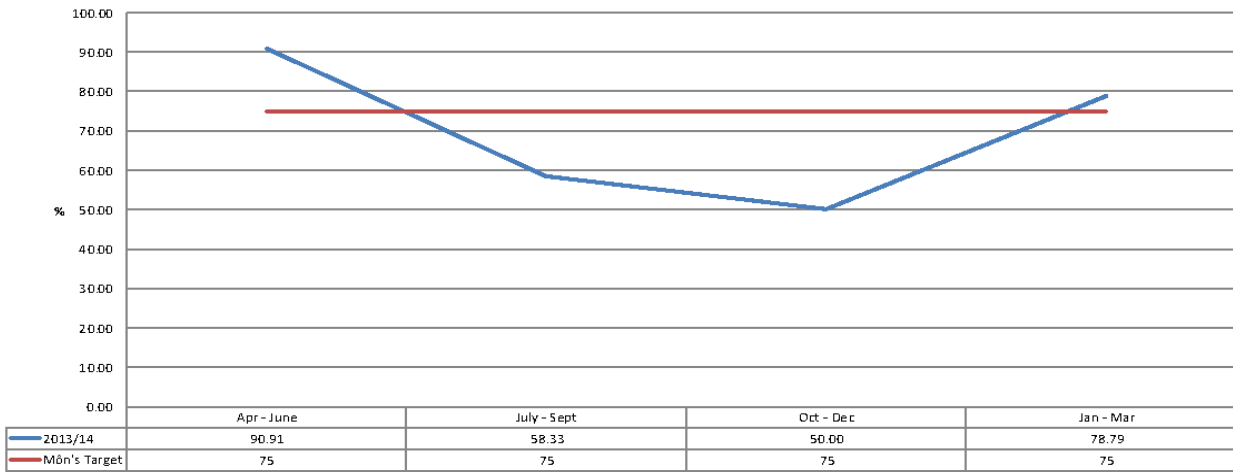
Description

Numerator: The number of required core assessments completed within 35 working days during the year

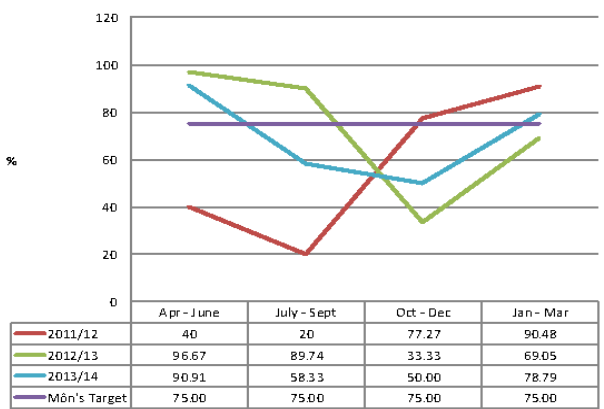
Denominator: The number of required core assessments that were completed during the year

Formula: $\frac{\text{Numerator} \times 100}{\text{Denominator}}$

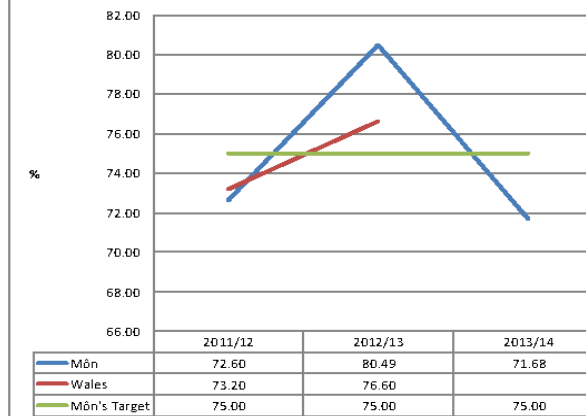
SCC/043a: The percentage of required core assessments completed within 35 working days during the year (quarterly)



SCC/043a: The percentage of required core assessments completed within 35 working days during the year (Quarterly)



SCC/043(a): (3 Years' comparison)



National Performance Indicators - Adults Services 2013/14

Ref	Indicator	PI target	Anglesey 2012/13	Welsh Average 2012/13	Anglesey 2013/14	Anglesey Target 2013/14	Performance in comparison with Anglesey 2012/13	Performance in comparison with Anglesey target
SCA/001 (NSI)	The rate of delayed transfers of care for social care reasons per 1,000 population aged 75 or over	Low number	2.53	4.57	1.25	1.75	↑	
SCA/002 (NSI)	The rate of older people (aged 65 or over): a) Supported in the community per 1,000 population aged 65 or over at 31 March	Low Number (High Number - national expectation)	58.94	77.53	54.41	55.00	↑	
	b) Whom the authority supports in care homes per 1,000 population aged 65 or over at 31 March	Low number	21.93	20.63	18.16	20.00	↑	
SCA/003	The percentage of clients, in the following age groups, who are supported in the community during the year: a) Aged 18 - 64	High number	93.91%	93.87%	88.77%	94.00%	↓	
	b) Aged 65+	High number	80.83%	83.47%	77.87%	81.00%	↓	
SCA/007	The percentage of clients with a care plan at 31 March whose care plans should have been reviewed that were reviewed during the year	High number	82.82%	80.90%	87.86%	84.00%	↑	
SCA/018	a) The percentage of carers of adults who were offered an assessment or review of their needs in their own right during the year	High number	81.70%	86.80%	91.30%	85.00%	↑	
	b) The percentage of carers of adults who had an assessment or review of their needs in their own right during the year	High number	75.00%	38.70%	63.20%	85.00%	↓	
	c) The percentage of carers of adults who were assessed or re-assessed in their own right during the year who were provided with a service	High number	72.00%	62.80%	73.90%	75.00%	↑	
SCA/019 (NSI)	The percentage of adult protection referrals completed where the risk has been managed	High number	92.78%	91.80%	88.89%	95.00%	↓	
SCA/020	The percentage of adult clients who are supported in the Community through the year.	High number	84.20%	86.16%	80.37%	85.00%	↓	

NSI National Strategic Indicator / Collected by the Welsh Assembly Government

SCA/001 (NS1): The rate of delayed transfers of care for social care reasons per 1,000 population aged 75 or over

Owner:	Carys Edwards
Measure relevant to:	Iola Richards and Barbara Williams
Collection Frequency:	Monthly
Quarter:	4
Report Date:	31/03/2014

Current Performance Indicator result
1.25
PI Target - Low number

Previous reporting period result
0.69
Performance compared to previous reporting period
↓

Anglesey 2012/13 result
2.53
Performance compared to 2012/13
↑

Anglesey Target 2013 / 14
1.75
Performance in comparison with target

The story behind the performance

We provide assessment and social work capacity within the acute hospital for adults as they prepare for discharge via a partnership with Gwynedd Council. The team at the hospital includes a complement of both social work and care assessor practitioners.

During the past year the integrated Gwynedd and Môn social work team was increased to provide a seven day assessment and care management service by utilizing the winter pressure grant to fund this.

Between April 2013 and the end of March 2014 there have been 9 cases where there has been a delayed transfer due to social care reasons. This results in the current score of this performance indicator being at 1.25 which is better than our yearly target of 1.75 and significantly better than the 12/13 Welsh average of 4.57.

Our analysis of the 9 cases paints the following picture:

- Awaiting restart to Homecare package (8)
- Awaiting completion of adaptations assessment (1)

Further Improvement Action

- 1) Continue to jointly review with Gwynedd Council our assessment and social work arrangements in the acute hospital – with a view to enhancing the collaboration between the social work team and the discharge facilitators.
- 2) Appraisal of local arrangements in response to assessment processes and resource acquisition in support of timely discharge.
- 3) Capacity of providers available to us in the local care market is one of the work streams prioritised in our Transformation Programme of Older People's Services (Brokerage stimulating diversification of the care market in response to our published commissioning intentions.)
- 4) A range of Community based options will be introduced in 14/15 with a view of providing overnight care in the Community and implementing a seven day (MDT) assessment and care management service.

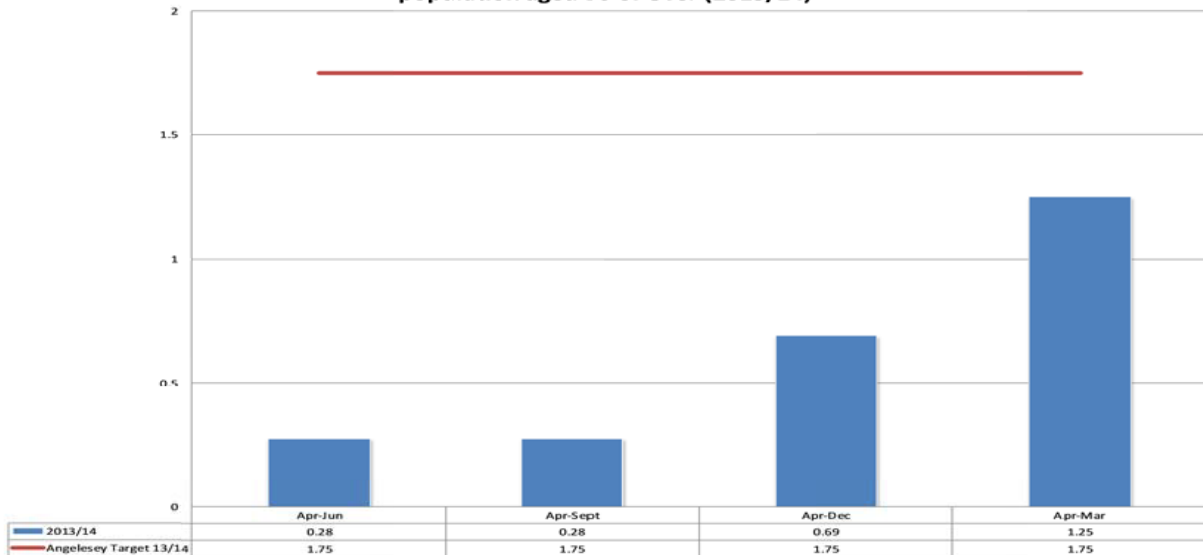
Description

Numerator: Total number of local authority residents (aged 18+) experiencing a delayed transfer of care during the year for social care reasons. The numerator is the sum of the 12 monthly census date figures.

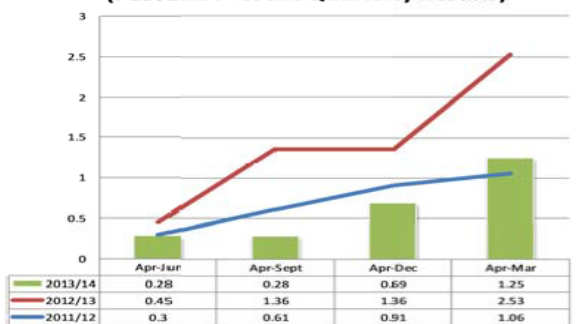
Denominator: Total population aged 75+

Formula: Numerator x 1,000
Denominator

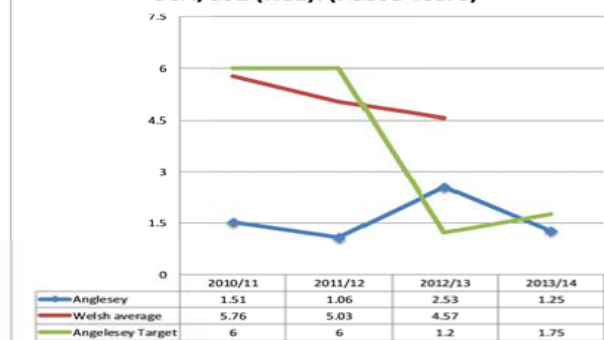
SCA/001 (NS1): The rate of delayed transfers of care for social care reasons per 1,000 population aged 75 or over (2013/14)



SCA/001 (NS1): (Past and Present Quarterly Results)



SCA/001 (NS1): (Past 3 Years)



SCAb/002b (NS2): The rate of older people (aged 65 or over): Whom the authority supports in care homes per 1,000 population aged 65 or over at 31 March

Owner:	Carys Edwards
Measure relevant to:	Iola Richards
Collection Frequency:	Monthly
Quarter:	4
Report Date:	31/03/2014

Current Performance Indicator result
18.16
PI Target - High number

Previous reporting period result
17.97
Performance compared to previous reporting period
↓

Anglesey 2012/13 result
21.93
Performance compared to 2012/13
↑

Anglesey Target 2013 / 14
20.00
Performance in comparison with target

The story behind the performance

Our Intermediate Care strategy of utilizing designated intermediate care beds in a residential care setting supports a reablement model of transferring individuals back home into the community and avoids over dependency on long term care admissions.

Over the past year there has been an encouraging improvement in our local performance. As of 31/03/2014 there was a total of 295 users supported in Care homes - this was an increase of 3 clients from the previous quarter but a reduction of 50 users to total receiving service as of 31/03/2013.

The Introduction of the intake reablement model is having a positive impact on maintaining people's independence and preventing inappropriate admissions into long term residential care.

The number of people supported in care homes does fluctuate month by month with increased pressure on the care system during the latter part of the winter months, which is a historical pattern. These seasonal pressures on the statutory services (Health and Social Care) may have a negative effect on local performance during winter months.

Further Improvement Action

We can only make further, significant and sustainable improvements in performance by transforming our models of service for older people – ensuring less reliance on long term residential care and enabling the availability of 24 hour community based support across the Island coupled with effective time limited Re-ablement services and the implementation of a raft of enhanced intermediate care initiatives.

In the short term our interventions will continue around intake reablement, effective information giving and signposting at our access points.

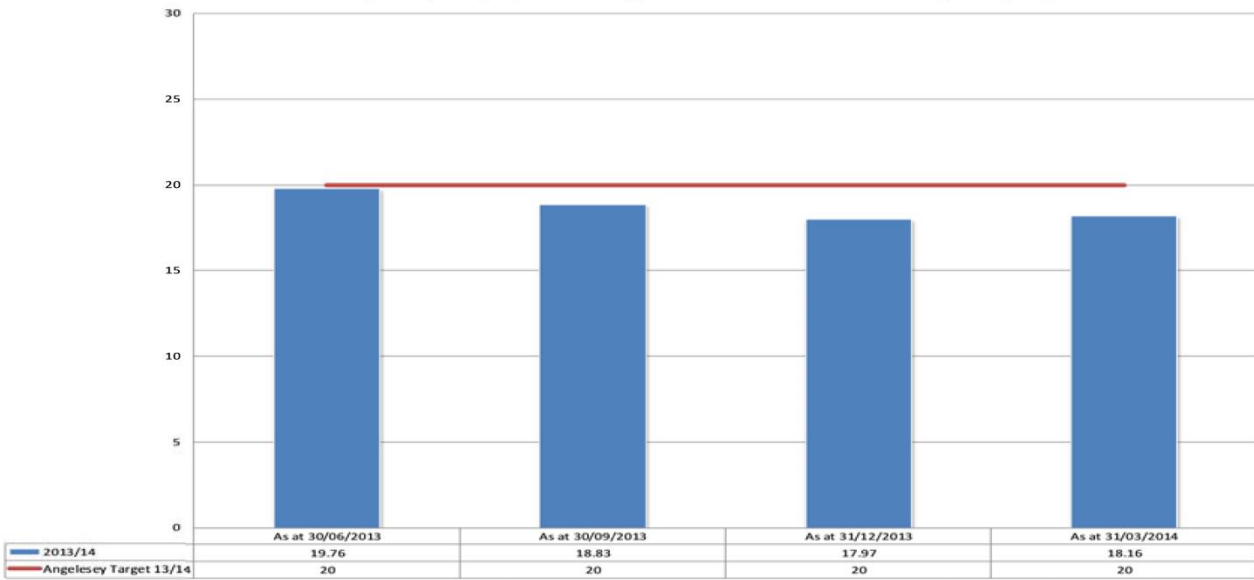
Description

Numerator: Number of people aged 65 or over supported in care homes

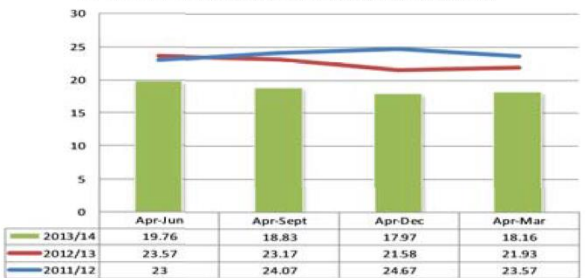
Denominator: Total population aged 65 or over

Formula: $\frac{\text{Numerator} \times 1,000}{\text{Denominator}}$

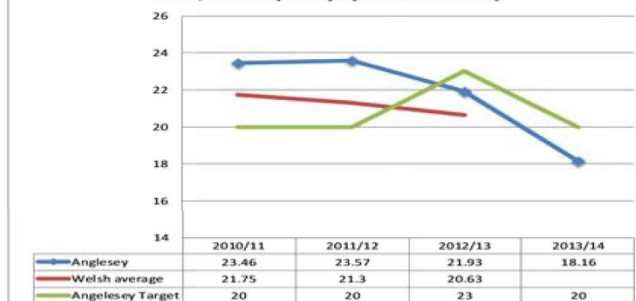
SCA/002b (NS2): The rate of older people (aged 65 or over): Whom the authority supports in care homes per 1,000 population aged 65 or over at 31 March (2013/14)



SCA/002b (NS2): (Past and Present Quarterly Results)



SCC/002b (NS2): (Past 3 Years)



SCA/018a: The percentage of carers of adults who were offered an assessment or review of their needs in their own right during the year

Owner:	Carys Edwards
Measure relevant to:	Iola Richards and Barbara Williams
Collection Frequency:	Monthly
Quarter:	4
Report Date:	31/03/2014

Current Performance Indicator result
91.30%
PI Target - High number

Previous reporting period result
87.10%
Performance compared to previous reporting period
↑

Anglesey 2012/13 result
81.70%
Performance compared to 2012/13
↑

Anglesey Target 2013 / 14
85.00%
Performance in comparison with target

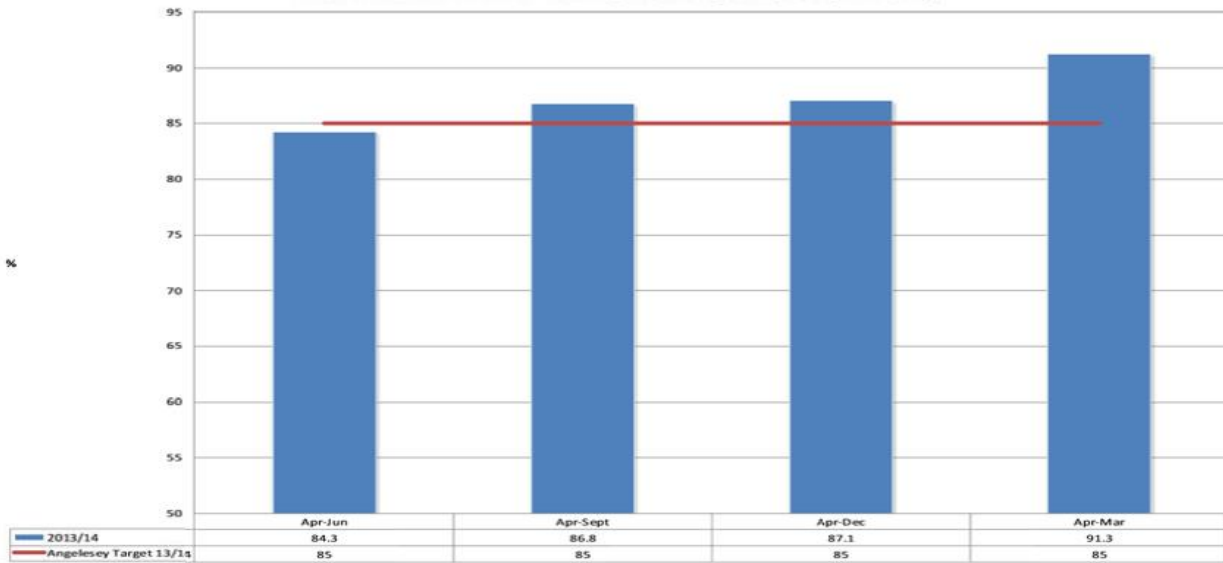
The story behind the performance

Assessment and support of informal carers is important to us.

We are expecting to evidence sustained performance during 2014.

Between April 2013 and the end of March 2014 91.3% of informal carers of adults were offered an assessment or review of their needs in their own right. This is above our 12/13 performance of 81.7% and the 12/13 Welsh average of 86.8%.

SCA/018a: The percentage of carers of adults who were offered an assessment or review of their needs in their own right during the year (2013/14)



Further Improvement Action

- Continued targeted efforts to improve performance across all adult user groups
- The service has taken steps to improve data input by requesting clarification why an assessment is not offered.
- Introduced a monitoring framework to provide further detailed information about our data gathering processes.

SCA/018a: (Past and Previous Quarterly Results)



SCA/018a: (Past 3 Years)



Description

Numerator: The number of carers (of adults) aged 18 or over known to social services who were offered an assessment or review of their needs in their own right during the year

Denominator: The number of carers (of adults) aged 18 or over known to social services

Formula: Numerator x 100 / Denominator

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Formal Corporate Scrutiny- July 1 2014 Executive – July 14 2014
Date:	23/6/14
Subject:	Older Adult Accommodation Options Garreglwyd
Portfolio Holder(s):	Cllr K Hughes
Head of Service:	Alwyn Jones, Head of Adult Services
Report Author: Tel: E-mail:	James Dawson 01248 752732 JamesDawson@anglesey.gov.uk
Local Members:	<p>Caergybi Members Robert Llewelyn Jones Raymond Jones J Arwel Roberts</p> <p>Ynys Gybi Members Dafydd Rhys Thomas Jeffrey Evans Trefor Lloyd Hughes</p>

A –Recommendation/s and reason/s
<p>The May 2014 Executive agreed that Consultation should take place on an intention to sell Garreglwyd. This consultation has now been completed (see below) and the Executive is now asked to agree:</p> <p>The Recommendation that Garreglwyd be sold, with a preferred use for it to be run as a specialist dementia facility or other private nursing or private residential care provision. This is to be done with the provisos that:</p> <ul style="list-style-type: none"> • Care of current residents is prioritised and best practice guidance for care (including any transfer of care) is adopted and implemented; • No commissioning commitment will be made to accompany the sale; • Engagement with residents, families, staff and members is undertaken on a continuous basis. <p>Recognition is made of the responsibility to seek best value but this is balanced with the duty of care for those that are in receipt of services through Garreglwyd. Such a sale will be subject to an appropriate competitive process and will be handled through the Council's</p>

Property Services, and officers will now progress this

The broader context, as outlined in papers that accompanied the proposal to the May Executive to Recommend Consultation on sale, is that (and in line with the Service Intentions, that outlines the vision and direction of travel for care for older adults) the traditional model of residential care is becoming less “fit for purpose” and that not only are better care outcomes achieved through other models (extra care, reablement, at-home provision) but older people themselves do not want to move to residential care. Furthermore, residential provision is an expensive option and particularly when there are significant pressure on budgets, other options (which also provide better care outcomes) should be developed. Our needs assessment however tells us clearly that where there is a need to develop provision is in the support and accommodation available to those living with dementia. It is this rationale that has driven the case for proposing sale of Garreglwyd (for a preferred use) as outlined above.

Consultation (May 23 to June 21) was targeted at current residents and other users of services from Garreglwyd, and their families; other residential homes in the area, local suppliers, GPs, Community Councils. Information was also on the Council website and articles appeared in the local press. With residents and service users one-to-one meetings were held (with families or advocates present) and the same was done with staff where HR and Unions were present. For others being consulted a questionnaire was the usual format although a meeting was also held with other residential and nursing homes.

Stakeholder	Distributed	Received
Residents	13	9 ¹ (69%)
Families of Residents	13	8 (60%)
Respite	17	15 (88%)
Suppliers	16	8 (50%)
Other Care Homes	7	2 (29%)
Day Care	3	3 (100%)
Community	40	55 ² (137%)

Key messages from the Consultation are:

- 96.5% agreed that a decision should be made soon
- In making a decision, the most important factor (74.1%) was “Quality of Care” followed by “Continuity of service”
- For Residents and families key concerns were having to move from what they saw as

¹ Some were not able to provide a meaningful response due to capacity issues

² This is higher than the number distributed as for some organisations we had responses from more than one member.

home but welcomed that decision would be made

- For staff, issues were applicability of TUPE, re-deployment or redundancy opportunities, and again welcomed that a decision would be made
- From the general responses (Town & Community Councils, other relevant community bodies, neighbours etc) 65.5% agreed that Garreglwyd should be sold with a preferred use for dementia services and relief that a decision be made

B – What other options did you consider and why did you reject them and/or opt for this option?

The Older Adults Social Care Board considered a number of options for the future of Garreglwyd including no change, develop as Residential Care and alternative Council use. However it was agreed that “no change” was not viable from either a care provision or financial perspective; developing as residential care did not recognise that there would be an over supply of beds in the area (at a time when there are and have been significant voids) and that this was contrary to Service intentions in which there is a move towards reduced dependence on residential care. Alternative uses were not considered appropriate.

Renting the building (rather than selling) was also considered but advice from both Property and Finance was that this route should not be considered.

C – Why is this a decision for the Executive?

This is a matter which requires executive support from the outset in order to support a consistent approach when engaging with residents, their families and indeed prospective investors in social care.

The decision is important with reference to its impact on individual residents and their families and the strategic direction of future adult care.

Actions taken by the authority will be subject to scrutiny by regulators and statutory bodies and, in addition, the matter is likely to attract media attention.

CH – Is this decision consistent with policy approved by the full Council?

The authority has noted its commitment to providing the best possible services, in accordance with identified need, with the available resources. This proposal is consistent with this principle.

D – Is this decision within the budget approved by the Council?

The proposal would identify revenue savings for the authority and reduced capital risks for the future.

The proposal, if implemented, would also reduce costs for those who self fund care.

	DD – Who did you consult?	What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	“Older Adult Accommodation Options – Cybi GC presented the report and SLT agreed with Option 1 i.e. to decommission Garreglwyd and to put forward the proposal to the Executive and Council, and also to Option 2 as a proviso to explore the option for renting the site. Once the political vision is known, then it may be prudent to explore with the Housing Associations.” SLT Minute of 31/3/14. It is also on the Agenda for the SLT on 7 July.
2	Finance / Section 151 (mandatory)	Finance have confirmed the relevant financial data contained in the document (other than that provided by property in relation to value of site etc)
3	Legal / Monitoring Officer (mandatory)	That adequate notice and consultation (in line with any existing statutory guidance and recognized good practice) has been undertaken and a reminder is made of the requirement to achieve best value. Continued involvement and advice will continue to be sought to ensure that the implementation of any recommendations adhere to relevant regulations and requirements.
4	Human Resources (HR)	Consulted closely with HR on implications for staff including any TUPE and HR and one to one meeting with staff have been held. HR have also obtained further, specialist, advice regarding TUPE to ensure that appropriate steps are taken. If TUPE does not materialise and the properties have to be sold for alternative use then redundancy will apply. Close working will continue to ensure due process is followed.
5	Property	Have been engaged in identifying cost of site, clearance etc, and have confirmed their lead role in any site/property disposal/sale.

6	Information Communication Technology (ICT)	Not consulted
7	Scrutiny	That the Corporate Scrutiny Committee considered the report on the 1 July 2014. The Committee supported the recommendation contained therein, together with emphasising to the Executive the importance of the weighting matrix to be used (concerning the sale of Garreglwyd) being focused for the property to be used as a specialist dementia facility, and for welsh language usage opportunities being available at any future establishment.
8	Local Members	Local members were briefed at the stage of inviting interest from the market on acquiring Garreglwyd, and there was recognition that such an exercise should be done. Local members have also been invited to be a part of a Members Advisory Group (which has met twice), established to ensure that their views and comments were included and to keep them upto date with progress.
9	Any external bodies / other/s	(Section A identifies other groups included in the consultaion process)

E – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	An Equalities Impact Assessment has been undertaken and is attached.
6	Outcome Agreements	
7	Other	

F - Appendices:
<ol style="list-style-type: none"> 1. Overview of the Consultation Process 2. Equalities Impact Assessment

FF - Background papers available - please contact the author of the Report for any further information

- 1) Background Information and assessment of benefits/disadvantages of proposal
- 2) – Summary of actions
- 3) – Summary of proposed Consultation

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

This overview forms part of the Consultation which ran from 23rd May 2014 to 21st June 2014 to capture views on the proposed sale of Garreglwyd with a preferred use for it to be run as a specialist dementia facility (or other private nursing or private residential care provision); this will be included in a report and taken into account when the Council makes a decision about the home.

1 Consultation Process & Planning

What did we Consult on?

Consultation was to capture views on the proposed sale of Garreglwyd with a preferred use for it to be run as a specialist dementia facility (or other private nursing or private residential care provision) as approved by Isle of Anglesey Council Council's Formal Executive on 19th May 2014.

Why did we Consult?

The whole consultation and engagement process, endorsed by the Executive Board, is aimed at seeking the views of those people currently living in residential care homes, respite users, day centre users, their carers, relatives and the staff who provide care and support. It is also to ensure the needs of residents and their representatives are met, and that efficient and effective actions are taken in response to the individual circumstances and needs, when a decision has been made to decommission a care home. The consultation plan set out a structure which aimed to:

- Allow key interested parties to input their views on the proposals
- Provide a variety of ways for people and groups to register their views
- Enhance the information available to Members and aid decision making

When did we Consult?

Consultation ran from 23rd May 2014 to 21st June 2014 for a period of 30 days in line with similar actions taken by other neighbouring Local Authorities.

Who did we Consult with?

The consultation process was restricted to, and aimed at, seeking the views of those who may be affected by a change in ownership at Garreglwyd Residential Care Home. This included:

- Residents of Garreglwyd
- Families of Garreglwyd Residents
- Staff of Garreglwyd
- Respite Users of Garreglwyd
- Day Service Users of Garreglwyd
- Suppliers to Garreglwyd
- Other Cybi Residential Care Homes and the two Anglesey Nursing Care Homes
- Penrhos Stanley and Cybi GPs
- Cybi Parish, Town and Community Councils
- CSSIW

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

- Unions
- Key stakeholder groups

The following were kept informed about our Consultation:

- All Councillors
- AMs/MPs
- Older Peoples Commissioner
- Medrwn Mon
- All Social Care Staff

How did we plan the Consultation?

An officer Consultation Planning Task & Finish Group was established and a Consultation Planning Document including key actions was written to ensure that Consultation followed due process.

This was further complemented with the establishment of a Cross Party Member Advisory Board, whose role was to provide an opportunity for councillors of all parties (and key portfolio holders) to not only have an opportunity to inform the consultation process but also be kept up to date with developments. Both groups were established before the Consultation began and continue to function post-Consultation to provide continuous support throughout any proposed changes.

Key Social Workers and Garreglwyd's Care Home Manager attended a briefing which provided background information and details of how the Consultation will be completed including people's roles. Surgeries were also set up at Garreglwyd for all comments, queries, questions and concerns every Thursday from 2-4pm. All Housing and Social Care Staff were notified on 23rd May 2014 by e-mail regarding the Consultation and contact details.

2 Consultation Delivery & Feedback

Prior to the commencement of Consultation, communications had been maintained with all stakeholders including one to one meetings of residents and families with the Director of Community and Councillor Member's briefings. All consultees were provided with a Consultation Document, Background Information and timetables for the decision and where one to one meetings were held. Notices have been placed both in the press and on the council's own website.

Residents and Families of Residents of Garreglwyd

Individual and confidential meetings were held on 28th May 2014 with each resident, with Team Leader Linda Kinani, and Social Workers Ann Lawlor and Megan Robert present. Also present was; either a family member or advocate from Age Cymru, Residents and their representatives were given copies of the consultation document, the proposals contained in the consultation were explained to the residents and their representatives, and they were asked to complete a questionnaire giving their opinions on the proposals. In addition a "Families Consultation" was also completed with a separate questionnaire.

All 11 long term residents were seen as were two "long-term" clients who were on a period of respite.

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

Six residents did not to complete the consultation questionnaire, four of whom did not have the mental capacity to give a meaningful response, and were represented by their family. The other two residents (one also did not family therefore was supported by the advocate) felt it might be too stressful and preferred for their family to represent them.

Completed questionnaire	7
Uncompleted questionnaire due to mental capacity and families questionnaire completed	4
Uncompleted questionnaire due to stress and families questionnaire completed	1
Uncompleted questionnaire due to stress and advocate questionnaire completed	1

The remainder (9) of the residents were able to fully or partially complete the questionnaire during their meeting. Families who attended were given questionnaires in their own right. The responses to which are accumulated below from families and residents:

- Concerned regarding the change, the possibility of having to move and the distress this would cause the residents. This was a constant theme throughout.
- All wished to stay in Garreglwyd despite the possible disruption due to change in ownership. Some residents stated they would give the new owners a “chance, to see what they were like”. Another commented “as long as they are decent people”. One client stated he would move to Dublin if things change.
- The general feeling was that Garreglwyd was their home. Their friends and families were able to visit with ease. One resident was concerned that she would not be able to visit the local Kingdom Hall on a regular basis.
- All residents and families were happy with the care at Garreglwyd, they praised the staff, describing them as lovely genuine and kind. Staff are approachable and kind, also several are Welsh speakers.
- One resident had previously been resident in a privately run home, the daughter was extremely concerned, stated that he had no confidence in privately run homes, and would have to be more vigilant about her mother’s care.
- There was a general feeling of trust in the councils care of the residents.
- There were no adverse comments regarding Garreglwyd, residents stated they enjoyed the activities, outings music and games. One client stated that she particularly enjoyed the solarium and sitting out with the birds and animals. Another wanted better transport to get out and about. There were some positive comments about a “Dementia” home, “they need more on the island”.
- The majority felt that nursing care was not relevant to them, and found it difficult to predict if it would in the future.
- There was a general theme of questioning as to why the council was considering selling a purpose built home when “ they keep toilets open”.

The advocate was present during five consultations, his role was primarily to support the residents, with this process.

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

Staff of Garreglwyd

Garreglwyd Staff were given written notice by Human Resources ahead of pre-arranged one to one meetings which were held on 29th May 2014. These meetings were preceded by a briefing from the Interim Head of Adult Services and the Director of Community. The one to one meetings were then held between each individual member of staff, Ceri Jarvis (HR Officer), Bethan Williams (HR Assistant), Thelma Parry (Unison Representative) and Gwen Bennett (Transformation Support Officer).

Key points staff raised in relation to the Consultation were:

- Some had previously applied for voluntary redundancy and wanted to know why this was refused and if it will be reinstated
- Wanted to know if TUPE would apply
- Some staff are casual workers with zero hour contracts and have been for a minimum of 3 to 14 years, wanted to know how TUPE would affect them or if they can be given a contract
- If re-deployment would be available and what training would be available to assist them
- Wanted more information about their individual pensions
- One employee felt that the Island needs a dementia facility
- No objections were made against the proposals and staff welcomed fact that decision being made

Respite Users of Garreglwyd

One to one meetings (with the same staff members present) were also held with Respite (17) and Day Service Users (3, though a further 2 individuals receive day services, they also receive respite and therefore completed the respite questionnaire) who also received Questionnaires. Again, if required, a member of their family or advocate was also present. In the main these were completed in the service users own home. These were held between 2nd and 21st June 2014. One response was entirely 'No opinion'.

Key points from the meetings and questionnaires raised were:

- Appreciate the need for additional dementia beds or a whole dementia home would be welcome, but concerned that fees would increase and their respite would be affected with already too few respite beds on the Island
- Similar comments as for dementia were made about nursing
- If sold would prefer Garreglwyd to remain the same including staff, but would with some modernisation including refurbishment and wifi
- 100% were happy staying at Garreglwyd and only one wanted to be able to receive respite elsewhere
- If homes are not available proper funding needs to be put into the community
- Questions and other comments included:
 - Are there enough residential beds on Anglesey?
 - How are elderly family members going to visit?
 - Why do you want to close Garreglwyd?

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

- “Unless you are or have been a full time carer you have no awareness or insight of the difficulties faced by carers”
- Would consider services at another home, but Garreglwyd would be first choice provided that there wasn't major disruption through building work

Day Service Users of Garreglwyd

Respite (17) and Day Service Users (3) received similar Questionnaires to that of the Residents, and as with the Residents there were one to one meetings with one of the above identified Social Workers and a member of their family or advocate if required. In the main these were completed in the service users own home. These were held between 2nd and 21st June 2014. Though there are five people receiving Day Services at Garreglwyd, two of these also receive Respite and have therefore completed the Respite questionnaire.

Key findings from the meetings and questionnaires included

- With regards to becoming a dementia care home opinion was should be open to all groups, elderly, disabled and EMI
- Would not want to go to day services if everyone had dementia
- Concerned if day services were not available through a change of use or ownership, this would impact upon both the service user and their families
- One preferred it to become privately run nursing, One preferred it to become private residential so long as the staff and care remained the same and one had no preference so long as quality of care was good
- No one felt a change to nursing would affect their day services, so long as they could still go there
- No one disliked anything and enjoyed many elements of the home, they are happy going there and would not like to opportunity to go somewhere else
- Only question was in relation to what financial benefit is there to the council to sell?

Suppliers to Garreglwyd

16 identified suppliers of goods and services to Garreglwyd were contacted individually by letter on 23rd May 2014 with an accompanying questionnaire. All Suppliers were then contacted by telephone to remind them to complete and return their questionnaire though some were confused as to why they were being asked to participate in the Consultation. 8 replies were received.

Key findings from the conversations and questionnaire included

- Uncertain if a change of ownership would affect their supply
- No strong views were expressed

Other Cybi Residential Care Homes and the two Anglesey Nursing Care Homes

5 other Residential Care Homes and the two Anglesey Nursing Care Homes who may be affected by any changes in ownership and/or use of Garreglwyd were also consulted by a letter on 23rd May 2014 regarding the proposed changes. They were invited to return a questionnaire and invited to a meeting to discuss the proposals on the 18 June, which was attended by 3 out of the 7. Completed questionnaires were received from...

Key findings from the meeting and the questionnaires:

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

- Welcomed a decision being made
- Were generally supportive and keen to work with the authority in ensuring that needs could be met
- Interest in acquiring Garreglwyd themselves was made, but was uncertain of the affect if a competitor was to purchase

Penrhos Stanley and Cybi GPs

All Health parties were written to either by post or e-mail on 4th June 2014. This included the general public questionnaire. Each office was also telephoned and reminded of their opportunity to participate on 18th June 2014. No identifiable responses were received although they may have completed through the on-line.

Cybi Parish, Town and Community Councils

All the above local councils were written to either by post or e-mail on 4th June 2014. This included the general public questionnaire. Each council was also telephoned and reminded of their opportunity to participate, on 18th June 2014.

One response only was received directly otherwise they may have used the on-line questionnaire, in which case they are not separately identifiable. The one that was returned, from

Holyhead Town Council, was that they would oppose the sale of the facility and for it to be kept as a residential home for the community of Holyhead

CSSIW

A letter was sent to CSSIW on 23rd May 2014, outlining proposals for Consultation and providing an opportunity for them to comment. No response to the Consultation has been received from CSSIW.

Unions

On 23rd May 2014 a letter was sent to each of the Unions (Unison, GMB and Unite) , advising of the Consultation and providing an opportunity for them to participate. A meeting was held with Carys Emyr Edwards on 21st May 2014 to discuss the Consultation with the Unions. Unions have also been present at the Consultations with Staff. A response from Unison was received.

Key Stakeholder Groups

Key stakeholders; where known; were identified and contacted with a Questionnaire to ascertain their views on the proposal. On 2nd June 2014 Councillor Robert Llewellyn Jones (the Older People's Champion) took copies of the appropriate Questionnaire, Background Information and Consultation Document to Morawelon Luncheon Club. Following this visits were made to a further two luncheon clubs.

Response from any of the above groups could have come through the website or through some of the paper questionnaires received, and they may not be identifiable. For consistency in analysing these questionnaires, any received in paper format were all entered into the on-line survey tool.

A total of 53 responses were received to the on-line questionnaire during the Consultation period, this includes any hand written responses which were received.

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

3 Responses to Questions Raised

During the Consultation period some questions which were raised we were able to respond to immediately. These have been summarised below:

Voluntary Redundancy	Voluntary Redundancy for staff had previously been refused as until such point as a decision has been made regarding the future of Garreglwyd, Isle of Anglesey County Council has a duty of care to residents and must continue to provide service. There is no difference in the rate between compulsory and voluntary redundancy
TUPE	This will depend upon the decision made and therefore further information can only be available after this time. Additional specialist advice is being obtained through HR.
Staff Training	Staff Training in a number of areas has been made available for staff for some time. Training is an essential part of role development and forms part of staff appraisals, where individuals can discuss their training and education wants and needs together with the availability of such

4 Overview of all Key Points Raised

With the exception of questions which have been raised and responded to (see 3 above) the key points that arise from the consultation feedback can be detailed as follows:

1. 96.5% are in favour of a decision being made soon and general understanding of current situation. Relief has been expressed that a decision will be made soon so that individuals can effectively plan for their futures.
2. 65.5% of the 53 general questionnaire responses agreed that Garreglwyd should be sold with a preferred use for dementia services, though additional supporting comments from the entire Consultation include preferences for Nursing
3. 58.2% of the general responses supported the proposal put forward (32.7% strongly supported and 25.5% supported)
4. There was very little generic concern and concerns that were raised in the main related to an individual's circumstance.
5. Preference for use as dementia, nursing or residential as a future use of the home demonstrated, people did not want to see it being made available for any other use
6. 47.3% of the general questionnaire responses said it did not matter who owned the home, the narratives included that the owner should run the home properly and give the best possible care. Some believe the preferred owner should be the Council.

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

***DRAFT** Overview of the Consultation process followed and feedback received*

7. The most important factor in decision making should be quality of care
8. 47.2% of the responders would be affected by the change in some way
9. Further comments include that it has taken the council too long to reach this point and that they hope the council listens to what people are saying

The table below shows a breakdown of the questionnaires that have been distributed and received. As described above, additional meetings were also held that has informed the consultation.

Stakeholder	Distributed	Received	%
Residents	13	9	69%
Families of Residents	13	8	60%
Respite	17	15	88%
Suppliers	16	8	50%
Other Care Homes	7	2	29%
Day Service	3	3	100%
Community*		55	





Community includes Health, Cybi GPs, Cybi Town, Community and Parish Councils, Neighbours, General Public. Staff Consultation was completed by HR through due process.

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

Annex 1 Responses to Questionnaire

1. What connection do you have with the home?		
		Response Percent Response Count
Have friend / relatives there		29.1% 16
Provide services to the home		7.3% 4
It is my neighbour		3.6% 2
None		60.0% 33
	Other (please confirm)	13
	answered question	55
	skipped question	0

- Used to work there
- Volunteer there at times
- Used to have a relative there
- Used to live near there
- Husband used to go there for respite
- Received respite there for 3 weeks
- Although I do have a family relative there who is regularly visited by my mother.
- Our local electorates have relatives there
- Mother used to have respite there
- friend has respite there
- Community First area
- Local GP
- Many Victoria Surgery residents live at Garreglwyd residential home

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

2. In past there was consultation on closing Garreglwyd. To manage the uncertainty there was agreement that no further long term admissions should be made and spare beds be used for short term / respite care. Consulting now on Garreglwyd to provide some certainty around its future has been welcomed. This current Consultation will inform a decision by our Formal Executive on 14th July 2014. Following the decision, the timescales for any changes will be clearly communicated to those affected. Do you agree with the proposed way forward that Garreglwyd be sold with a preferred use for it to be run as a specialist dementia facility?

		Response Percent	Response Count
Yes, because....		65.5%	36
No, because....		34.5%	19
answered question			55
skipped question			0

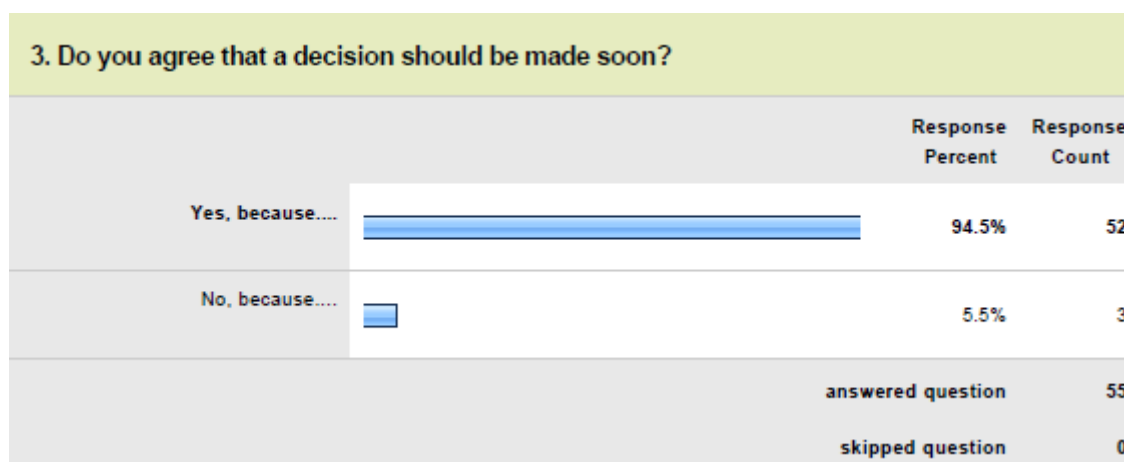
- No, wasting taxpayers money on more consultations, the way you treat the residents is disgusting leaving them without a decision for so long
- Yes for a specialist dementia unit and residential
- No I would rather it be residential
- Yes Need it in Holyhead
- Yes might need it in the future
- Yes needed in the community
- yes need all the help for the elderly
- Yes there is nowhere else to go
- Yes it provides a vital service
- Yes for all those with dementia who can not stay at home
- yes Dont have the facility at the moment
- what you are offering does not guarantee that it will be a spec. dementia facility or that it will offer on site 24 hour specialist dementia NURSING care as well as care
- Our preferred option would be for IOACC to run Garreglwyd as a specialist dementia facility
- Yes Much needed facility
- Yes we do need a specialist dementia facility
- No because there are other specialist dementia services
- No building not suitable
- no would like to see it remain the same
- Yes because a dementia service is needed
- No dont like the thought of the building being sold
- No stay in council care

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

- Yes it would lessen the burden on residential care homes and free up beds for less able bodied clients
- Yes There is a need for a place for dementia
- No uncertainty of available services
- no the need for a normal home in holyhead is primary
- No because it provides a vital part of local social services and community care
- as long as it caters for physically infirmed elderly as well We need a centre for treating dementia but also ensure there are centres for other older people



- Yes gone on to long
- Yes Not knowing what is happening
- Yes uncertainty for residents and staff
- Yes to much uncertainty at present
- Yes what the point in dragging your feet
- Yes to help the resident and staff uncertainty
- Sonner the better
- Yes being going on to long
- Yes the sooner the better
- Yes haning on to long
- I would presume that both residents and staff require some degree of security for the future instead of being anxious about their futures.
- Yes as it is currently under utilised
- Yes Due to the uncertainty
- Yes because of the residents they do not know what is happening
- Yes because residents are nervous because their future is unkown.
- Yes got to make a decision not fair on people living there
- yes because of the uncertainty for residents and staff
- Yes because the building could be vandalised
- Yes because of the effect on residents
- Yes it would take the stress and worry of current clients, staff and families as to their future





Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

- Yes as there are more people with dementia and have to go further to have a place.
- Yes to stop people worrying
- No why rush
- Yes people need to know where they stand
- Indecision is danaging and stresful to residents and family
- Satisfactory consultation must be made with the whole community of the Garreglwyd catchment area
- There is no reason to delay and delay

4. This consultation is on proposals for Garreglwyd to be sold with a preferred use for it to be run as a specialist dementia facility (or other private nursing or private residential care provision) and this is with the provisos that: - No commissioning commitment will be made to accompany the sale - Care of current residents is prioritised and best practice guidance for care (including any transfer of care) is adopted and implemented - Engagement with residents, families, staff and members is undertaken on a continuous basis. Which do you think would be the best future use for Garreglwyd?

		Response Percent	Response Count
Specialist dementia		56.4%	31
Nursing		20.0%	11
Residential		58.2%	32
Other		5.5%	3

Please explain what benefits your preferred choice would bring and why you think this would be the best use? 30

answered question	55
skipped question	0

- Leave it as it is and run it properly, give the residents the right to chose how money is spent on food, furnishings etc instead of people in offices. Buy local save money and sustain local economy instead of paying high amounts for food stock that you wouldn't buy yourself. The council have done it for years wasting money. Have of one unit into nursing care to allow the folks to stay there when their needs are greater, you say you care so show that you do.
- Many old people can not take care of themselves at home
- People living longer therefore there is a need for it
- So Many elderly people in Holyhead this facility is much needed
- Nothing else in town
- A big town like Holyhead should have a facility to look after their elderly
- There must be more nursing homes available
- There is a need for this facility locally
- I am already using the facility for respite care and the care is wonderful.

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

- All together. Want a medical centre like Scarborough. it was wonderful see thr doctor and all
- Get it to serve all the community with medical care for the elderly
- I believe we need a residential specialist dementia and nursing home. The rationale behind this lies in the fact that I have a very close relative in St Tysilio who requires residential and nursing care because of acute dementia and health problems. This private home is regularly under the scrutiny of the Council and CSSIW for poor standards. We have to accept this is as good as it gets on the Island for our relative because of a lack of alternative facilities. Many of the long term residents in St Tysilio are from Holyhead and I would predict that there are many more who have to live off the Island. The only alternatives we had were in St Asaph and Rhyl. Preferred use signifies that planning permission could be submitted for the site for anything with the Council having little control over the type of development e.g. it could be an ordinary housing development as it is in a prime residential location in Holyhead. Anglesey needs to retain this site for specialist dementia residential and nursing care irrespective of whether it is built/run by an external developer/provider and this MUST be a condition of sale.
- We are an ageing population and the care of the elderly mentally ill is an increasing problem.
- We find that the present system works well. Why is the council loosing money / private homes don't loose money
- so that the residents that are there now will be taken care of.
- A mixture of residents with mild dementia or alternative is beneficial to all.
- As people with dementia are on the increase
- Not sure to be honest because my family have already agreed to look after me if the need arises
- There is no nursing home in the area
- as there is no dementia home in the area
- At present families have to travel further afield to maintain contact or hope that the private residential sector will accommodate them, this is due to lack of E.M.I facilities.
- many people have to go to other care homes in different places
- Stay as it is
- Training with value added aspects. training for future carers across Abglesey showing commitment to the future for the elderly on the IOACC
- For the residents and their families to be in the local community
- This would best meet the community need particularly if contains a respite emphasis
- rapidly increasing elderly community (with both physical and mental health care demands) require professional and high standard of care.
- I want dementia and residential to take into consideration the size of the building, would it not be the best use of this building that you take one half for elderly residents with dementia and the other half for residential for those that are not in such a bad condition as dementia

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

5. Do you think it matters who owns Garreglwyd? How and why?			
		Response Percent	Response Count
Yes, because....		52.7%	29
No, because....		47.3%	26
answered question			55
skipped question			0

- No, can't be any worse than the council
- Yes Social services
- Yes Social services is the best
- Yes The trust
- Yes will they be monitored By CSSIW
- Yes Must have a previous track record that can be trusted
- No as long as it well run
- Yes should be run properly
- No so long as its run properly
- No so long as its run properly
- No needs to be well run
- No so long as people are well looked after
- No so long as the care is good
- Private as Council is losing money
- yes being run by the council
- So long as it is a specialist dementia residential and nursing care unit, it continues to provide a service for the people of Holyhead and Anglesey as a whole.
- Yes, we need to have absolute certainty that our ederly have the best possible care
- Yes some home are poorly run
- Yes. remain with the council
- yes if it is ran by a private company who will regulate it
- yes it should not be used to make owners very rich
- yes must remain council run
- yes because i dont want it to be privatised just for other to make money
- yes care is still needed home for residents
- Yes because the welsh lanuage and culture need to be respected
- No as long as it run well
- Yes Council in conjunction with NHS as it has built in safeguards.
- No as long as it is kept open and run by carers
- No saty in council care

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

***DRAFT** Overview of the Consultation process followed and feedback received*

- No as long as it is AAA standards
- Yes it belongs to local people who cant afford private
- the curretn high standard under council ownership is preferable
- as long as a High standard of Safe care is provided

6. Which of the following do you think we should take into account when making our final decision? Please rate each of these from 0 to 5 (5 being the most important, 0 being the least important)

	Least important					Most important	Rating Average	Rating Count	
Continuity of services	9.6% (5)	19.2% (10)	15.4% (8)	3.8% (2)	21.2% (11)	30.8% (16)	3.00	52	
Value for money	27.5% (14)	29.4% (15)	15.7% (8)	7.8% (4)	7.8% (4)	11.8% (6)	1.75	51	
Quality of care	1.9% (1)	1.9% (1)	7.4% (4)	1.9% (1)	13.0% (7)	74.1% (40)	4.44	54	
Opinion of service users	10.6% (5)	21.3% (10)	14.9% (7)	14.9% (7)	23.4% (11)	14.9% (7)	2.64	47	
Using resources to offer more care for more people	26.0% (13)	10.0% (5)	10.0% (5)	20.0% (10)	22.0% (11)	12.0% (6)	2.38	50	
	Other (please specify)								2
	answered question								55
	skipped question								0





- Let the residents make more decisions about day to day life there

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

7. If the Council were to decide to sell Garreglwyd, how would this personally affect you and either your immediate family or the community your services represent?

		Response Percent	Response Count
Considerably		34.5%	19
Some		12.7%	7
Not much		21.8%	12
Not at all		30.9%	17

If you can please describe how, or give your reasons: 30

answered question 55

skipped question 0

- Not at all. I would be very sad if it closed, looked after so many people there, sad times and good times
- When I need a place there will be no place to go
- Need a facility like this in our community
- Need respite care for the elderly
- Would there be respite care? if not then this would be detrimental to our community
- Because I have booked my bed already
- Because it would be uncertain where I would go
- Not sure what the future hold - Might need it one day
- Not had any dealings with Garreglwyd
- As described above and I would hate to loose the service
- The loss of this service will have a detrimental affect on the community
- because I may need to want to go there for respite or for making it my home
- My mother's relative (cousin) has never been so happy in her life as she is in Garreglwyd despite being immobile.
- Our electorates are within the Garreglwyd 'catchment' area
- I need to know that I have a home to go to if and when I need to be looked after in my own home town
- Would not effect me at the moment but I am getting older and might need such a facility in the future
- I do not know enough about this to make an opinion
- As my sister lives in Garreglwyd
- Not at this moment in time
- Considerably if I wanted residential care I would go to Garreglwyd
- I would like think my family would be close should I Succumb to this dreadful illness.


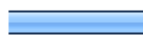



Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

- My Son in Law has dementia at 59 his mother is 86 and has to travel to Llangefni to see him
- Friends and neighbours having to re home their loved once
- On a personal level not a great deal but as a local professional I would be disappointed a high standard facility was closing or changing purpose
- Victoria surgery has a large number of patients at Garreglwyd residential home and an on going large number of patients who require the services of this institution.

8. Having read the Consultation Document and Background Information, to what extent do you support the proposals for Garreglwyd?

		Response Percent	Response Count
Strongly support		32.7%	18
Support		25.5%	14
Neither support nor don't support		7.3%	4
Do not support		21.8%	12
Strongly do not support		12.7%	7
answered question			55
skipped question			0

9. Do you have any other comments in relation to this current Consultation?

	Response Count
	55
answered question	55
skipped question	0

- Their local councillors are hopeless not supporting the residents or staff just like the rest of the council don't care, one day you will be old and in need of help lets hope that you won't have regrets about your working life and how you should have tried harder
- Hope that you are listening and strongly support our town with future care
- Consultation should of been done sooner
- Please take note about what is being said about Garreglwyd
- Somebody should have been listening a long time ago
- I hope you are listening to what we are staying
- I hope you are going to look after us old people. We have worked hard all our lives and deserve to have a decent home to retire to
- Care for the elderly (most important)

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

- Residential service/respite care is needed in the community
- Disagree with the closure of Garreglwyd as a residential home
- We want the home to be kept for the elderly persons in Holyhead
- We are afraid that our views are not listened to. What savings are you making and is it at the expense of the elderly
- I only strongly support if it is guaranteed to be developed into a specialist dementia residential/nursing unit. I can understand not offering a commissioning commitment however I believe that, ultimately, both health and social care will need to commission from this type of home. Extra Care is not going to be suitable for people in the advanced stage of dementia. I would suggest that all people on the programme board and project board visit the dementia unit at St Tysilio and in particular the day rooms so that they can actually understand the needs of the people accommodated because I think it would be quite a shock to some.
- This Community Council support the proposal for Garreglwyd to become a specialist dementia facility but do not support the proposal that it be sold.
- because the council have a duty of care for the elderly. We are concerned at what is happening. Garreglwyd has a good name for caring for the elderly
- Very concerned with Anglesey County council view of trying to sell Garreglwyd
- Would prefer to see it as a dementia home
- Would like to see Garreglwyd remain the same as it is now
- Support to be sold as a dementia home
- realise that changes have to take place but would prefer that Garreglwyd remains as it is
- Not happy to sell Garreglwyd but can see dementia and nursing services are required in the area
- Do not support any closures of council services
- Don't Sell Garreglwyd
- I think the consultation should have been wider across all local communities with engagement wants etc including young people at 6 form and high school. James Lee MBE
- A continued high standard of residential care is required

Garreglwyd Local Consultation

Meeting the current and future accommodation needs of older people

DRAFT Overview of the Consultation process followed and feedback received

Annex 2 Feedback from Surgeries

Date	Feedback
19/06/14	Report for this session is to follow
05/06/14	Request made for one additional questionnaire for a family member and two next of kin were identified in order to inform.
22/05/14	Staff confirmed that they did not want a Mon Provider Unit Manager present in their one to one Consultation and therefore Mrs. Gwen Bennett will join. Questions around redundancy, TUPE and redeployment raised by staff. One irregular respite users relative from Derbyshire praised staff and home atmosphere and felt it was “terrible” that the Council was considering closing the home and how it was being conducted
15/05/14	Noted by staff that information printed in Daily Post was inaccurate. Meeting with Assistant Manager Enid Wyn Hughes to arrange staff and resident one to ones. Enid “much relieved” that there will be a decision soon. Assurances given about the process that will now be followed, in particular in relation to residents questionnaires. Two relatives understood current situation, but were concerned in case Garreglwyd became Nursing; they did not also feel that Penucheldre was a good example of Extra Care as there is no Care Model. A further relative called for a collective families meetings and was advised that confidential and sensitive information is discussed in one to ones and therefore would not be appropriate, relative also suggested “throwing out 11 grandmothers onto the street”, it was confirmed that a decision has not yet been made and Council will ensure continuity of care. 3 further carers wanted the same information on redundancy, TUPE and redeployment

Equality Impact Assessment (EIA)
Part A – Initial Equality Impact Assessment

Start Date: 21/05/14

Completion Date: **Ongoing**

PART A - Step 1: Preparation

1.	What are you assessing?	Phase 4 of Enhancing Accommodation Options Project - Cybi
2.	Is this a new or existing policy?	New
3.	What are the aims and purpose of this policy?	<p>To review the provision of accommodation based services in Cybi and identify future Options for Garreglwyd.</p> <p>Anglesey currently has the second highest older people’s population in Wales and a 68% increase in those living past 85 is expected over the next decade. An increase in the number of people with long-term conditions, like dementia, is also predicted.</p> <p>Society’s needs have also changed. People live longer, and often enjoy better health in their later years than any previous generation. As a result, people who retire today are likely to have very different aspirations as compared to current residents of residential homes.</p> <p>As a result the Council is working to transform and modernise its social care provision for older adults. This will be achieved by supporting people to live longer in their own homes and commissioning more care services rather than delivering them itself.</p> <p>The adult Transformation Programme is looking at all aspects of modernising social care provision for our older people, and how we address accommodation issues is but</p>

	<p>one (important) part. And all these various changes in how we provide, commission and assure the quality of domiciliary care for example, provide preventative services or work at enhancing community provision and responses are all interlinked. Thus, residential provision in Cybi is part of a wider picture, and one in which the role and supply from the private sector also needs to be recognised. Relative demand for residential care is falling and there already exists good market provision within the Cybi area.</p> <p>In 2012 there was discussion and consultation over the future of Garreglwyd, with notice given (at the time) for the closure of Garreglwyd (in part a direct consequence of the establishment of Penucheldre “Extra Care”). The home did not close and uncertainty has continued for residents, staff, local community and members. To manage the situation there was agreement that no further long term admissions should be made and spare beds be used for short term/respite care (this was reaffirmed by the Executive in July 2013); this provision has continued over the last year.</p> <p>Garreglwyd can accommodate 28 beds and its average occupancy for the last year was just over 60%. It now has 11 long term residents. There are currently five private residential care homes as well as a private nursing home in the Cybi ward, which are not at full occupancy.</p> <p>There has already been significant interest in the property from the private sector, including both existing care and nursing home companies, and those that build specialist care accommodation.</p> <p>Before deciding on the preferred option, the Council considered the following options in detail, which were:</p> <ol style="list-style-type: none"> 1. The home continues as a Council run residential care home 2. <i>Sold with a preferred use as a specialist dementia facility or used as a private nursing or private residential care facility</i> 3. Establish as Council run Nursing/Dementia care home 4. Use for alternative Council use, such as a children’s home 5. Sold for private development <p>Option 2 for sale rather than rent has been endorsed by the OASC Board, SLT, Informal Scrutiny and Informal Executive.</p>
--	---

In its meeting on 19th May 2014, Isle of Anglesey County Council's Formal Executive Committee is expected to decide to hold a formal 30 day consultation centred on the future of the Garreglwyd Residential Home in Holyhead; and specifically on the Council's preferred option, which is to *sell the residential home with a preferred use as a specialist dementia facility or used as a private nursing or private residential care facility.*

This EQIA is concerned with the equalities impact on residents, family, friends and the staff group at Garreglwyd as they will be most directly and significantly affected by any decision relating to the future of the home.

Equalities data.

The residents of the home in respect of the protected characteristic as set out in the Equalities Act 2010 as follows:

Sex	Male	Female
	3	10

Age	70-79	80-89	90-99
	2	5	6

Disability	dementia	stroke	Mobility/osteoa rthritis	hypertension
	5	1	5	2

Religion	Church of Wales	Church of England	Roman Catholic	Jehovah Witness
	5	3	2	1

Race	British	Irish	Spanish
	11	1	1

No resident has been identified as transgender.

No record is maintained in respect of a residents' sexual orientation.

		<p>Pregnancy and maternity does not apply to any resident. The Councils` Human Resource policies are in place to support any member of staff who is pregnant.</p> <p>There is no information held in relation to the “protected characteristics” of friends and family. However the potential impact on families and friends” protected characteristic” should be considered.</p> <p>Staff profile.</p> <p>There are 20 staff members working in Garreglwyd, 19 are female and one male staff member. The age profile includes: 2x (60+) 11x (50-59) 6 x(40-49) 1x (30-39). All staff members are British White and 12 out of the 20 staff members speak first language welsh.</p>
4.	Who is responsible for the policy/work you are assessing?	Older Adults Social Care Transformation Board
5.	Who is the Lead Officer for this EIA?	Cary Emyr Edwards – Acting Head of Adult Services
6.	Who else is involved in undertaking this EIA?	<p>Linda Kinani – Team Leader Iola Richards – Service Manager Sarah Tillman – Programme Manager Brenda Roberts – Older People`s Council Brian Jones – Co-ordinator Strategy for Older People</p> <p>The Equality Panel will assess the potential impact against each protected characteristic.</p>
7.	Is the policy related to other policies/areas of work?	<p>The Council’s Corporate Plan 2013-2017 – Supporting the most vulnerable people has been identified as one of three priorities in the Council’s Corporate Plan and the Transformation of Older Adult Social Care is one of its eight focus areas. The Corporate Plan was approved by Full Council on 5 December 2013.</p> <p>The Older Adult Social Care Programme also forms part of the remit of the Service Excellence Programme Board, which is one of three programmes within the Anglesey</p>

		<p>Transformation Plan to oversee and drive change programmes and projects within the Council and with external collaboration partners.</p> <p>Social Services and Wellbeing Wales Bill Framework for delivering Integrated Health and Social Care for Older People with complex needs.</p> <p>Care Standards Act 2000 – National Minimum Standards for Care Homes.</p>
8.	Who are the key stakeholders?	Service users and workforce of Garreglwyd, their families, carers, suppliers, neighbours, Health colleagues, CSSIW, local population, town and community councils, GPs, Ysbyty Penrhos Stanley, other care homes within Cybi.

9 - Is the policy relevant to how the Authority complies with the public sector general duty relating to people who are protected due to age; disability; gender; gender reassignment; pregnancy and maternity; race, ethnicity or nationality; religion or belief and sexual orientation?	Yes	No
The elimination of discrimination and harassment	✓	
The advancement of equality of opportunity	✓	
The fostering of good relations	✓	
The protection and promotion of human rights	✓	

PART A - Step 2: Information Gathering

<p>10 - Does this policy / area of work ensure equality for the Welsh and English languages in accordance with the Council's Language Scheme?</p>	<p>The Council is committed to providing a fully bilingual service in Welsh and English across all its services. We will promote a proactive approach to making a service offer in the Welsh language in accordance with the Welsh Government Strategy Framework 'Mwy NA Geiriau' more than words. We will ensure that we comply with the Council's Welsh Language Scheme in organising and delivering social care services.</p>
<p>11 - Is there an opportunity through this policy / area of work to offer more opportunities for people to learn and / or use the Welsh language on a day-to-day basis?</p>	<p>A high number of service users will be first language Welsh-speakers. Due regard will be given to linguistic needs and we will ensure that service users are able to communicate with us in the language of their choice. There will be an expectation that any new provider will provide a service in both Welsh and English and be culturally sensitive.</p>
<p>12 - What potential contribution does this policy / area of work make towards ensuring that the Island's historical and contemporary culture flourishes and prospers?</p>	<p>This Project's inception is in relation to developing and safeguarding services for future generations by making better services available which improve quality of life and provide services for a greater number of people with a reduced revenue for provision. Project has been divided into Phases to ensure locality compatibility for increase service stability and fit with local need and culture.</p>
<p>13 - Are there any Human Rights issues? If so, what are they?</p> <p>(The 16 basic rights in the Human Rights Act are listed at Appendix 1).</p>	<p>In line with a human rights based approach to transform social care for adults services, the vision on Anglesey encourages and emphasises the need for participation and involvement in the design and delivery of services, policies and programmes by the people and communities who benefit from them. Due consideration must be given if there should be any breaches to the following: Article 6 – Right to a fair trial in terms of being denied access to a court to challenge the decision to close the home. Article 8 - Right to a private life, respect family and friendships.</p>
<p>14 - What has been done to date in terms of involvement and consultation with regard to this policy?</p>	<p>The Service Intentions Document has been consulted upon internally and engaged with externally. As this EQIA is being completed in advance of any decision making, no formal consultation regarding potential specific changes to Garreglwyd have yet commenced. Discussions have taken place with services users (and families or with advocates) on a one to one basis with the Director as well as conversations with Garreglwyd employees, who are all aware that Options relating to the future of services provision is being explored in Cybi, in particularly for Garreglwyd.</p>
<p>15 - Are there any gaps in the information collected to date?</p>	<p>Current discontent around timescales, clarity is required. The consultation on the future options for the home will be undertaken over a period</p>

If so, how will these be addressed?

of a month commencing on the 23rd May 2014.

PART A - Step 3: Considering the potential impact

*For each protected characteristic, please detail in the column on the right in the table below:

- (1) Any reports, statistics, websites, links etc that are relevant to your document / proposal and have been used to inform your assessment, and/or
- (2) Any information gathered during engagement with service users or staff; and/or
- (3) Any other information that has informed your assessment of potential impact

**For determining potential impact, please choose from the following:

High negative; Medium negative; Low negative; Neutral; Low positive; Medium positive; High positive; No impact/Not applicable

Protected group	**Potential Impact	*Details	Mitigating action
Age	High negative As of 21st May 2014	All options must be evaluated to ensure that no resident suffers disadvantage as compared to younger people with a similar degree of need/disability and that residents in particular age groups are treated equally. Older people in general can find it difficult to adapt to change and find change worrying. There may be an impact on relatives and friends in terms of travel arrangements if a resident is transferred to alternative accommodation. If residents are transferred to alternative accommodation the potential impact on friendships between residents moving to different accommodation should be considered.	In the first instance the consultation results should be carefully considered to identify any issues raised in relation to impact on residents, family, friends and other interested parties. If the decisions means residents must be transferred the Provider Operational Support Group (POSG) care home closure plan will come into operation. The closure plan will include: <ul style="list-style-type: none"> • Provision of accessible information • Individually tailored planned transfers • Maintenance of family contact and friendships. • Understanding of the potential for distress and confusion to any proposed change or transfer. Relatives travelling arrangements along with continuation of friendship groups will be considered in the home closure plan procedure. Dedicated care management

Protected group	**Potential Impact	*Details	Mitigating action
		<p>Staff. There is uncertainty amongst the staff group in terms of who the new provider will be and will there be any tupe transfer rights. There may be possible redundancy and re-deployment opportunities.</p>	<p>and advocacy services will be available.</p> <p>There will be a full and early engagement with staff and trade unions, including a full consultation process running concurrently with the public consultation. If there are new providers at the home and in order to avoid redundancies, the Council`s re-deployment procedures would be utilised. Staff will be offered additional training to ensure they have the necessary skills to take up new roles. Sensitive and timely support services will be put in place for all staff during the period of consultation and beyond.</p>
Disability	High negative.	<p>People may find it difficult to adapt to new accommodation because of their disability or have concerns about doing so. Residents with particular disabilities who currently receive specialised support may be disadvantaged unless alternative options provide similar support of equal quality. Consideration must be given to the risk to resident`s health when moving. The potential for residents suffering from dementia to become particularly distressed or confused if they are transferred to alternative service must be taken into account.</p>	<p>Dedicated care management support and advocacy services to include IMCA service would be put in place to support residents and service users.</p> <p>Any transfer must be in accordance with the home closure plan, planned and carried out with regard to each individual`s specific needs.</p> <p>Residents' next of kin and familiar staff would be involved, where appropriate to support them to make decisions about alternative accommodation.</p>
Gender	Neutral.	<p>The impact of any proposed changes is not anticipated to affect male and female residents differently. However there are more female</p>	<p>An effective transition plan would be put in place for each resident based on person centred plans. Dedicated care</p>

Protected group	**Potential Impact	*Details	Mitigating action
		<p>residents and staff means that any overall negative impacts arising from any proposal would fall disproportionately on this group.</p> <p>Staff.</p> <p>There are 19 female staff and one male staff member therefore means that any overall impact will fall disproportionately on this group.</p>	<p>management support and advocacy services would be in place to support residents.</p> <p>All staff will have the same opportunity to contribute and have their say in the consultation process irrespective of gender.</p>
Gender Reassignment	No impact	The impact of any proposed changes is not anticipated to affect this protected characteristic	
Pregnancy & Maternity	Neutral	This protected characteristic does not apply to the residents. Human Resources policies and practice will be adhered to in respect of staff along with appropriate risk assessments.	
Race / Ethnicity / Nationality	Neutral.	It is not anticipated that any of the options proposed would result in residents from any particular racial group being disadvantaged relative to other residents. However, where specific services are currently provided to meet particular needs it is important that these are identified and steps taken to ensure that this is preserved and included in the choice offered.	Care Home Regulations require that care home provision is able to meet residents` differing cultural needs and preferences. This will be monitored through the annual contract compliance system. Therefore any alternative accommodation identified need to be able to demonstrate they are able to meet residents` individual cultural needs.
Religion or Belief	Neutral.	It is not anticipated that any of the options will have a disproportionate or detrimental impact on residents on the ground of religion, however if the resident is transferred to alternative accommodation this provision must be able to meet the religious needs of residents.	Any alternative provision must be able to meet the religious needs of the resident.in accordance with Care Standards Regulations.

Protected group	**Potential Impact	*Details	Mitigating action
Sexual Orientation	Neutral.	The impact of any proposed changes is not anticipated to affect this protected characteristic.	
Welsh language	High positive	The Council is committed to providing a fully bilingual service in Welsh and English across all its services.	We will ensure that the new providers will comply with the Council's Welsh Language Scheme and the Welsh Government's 'Mwy NA Geiriau' (more than just words) strategy document.
Human Rights	Medium negative	Closing a care home due to a policy decision and moving residents to alternative accommodation could have an impact on an individual's human rights in respect of: Article 6 – Right to a fair Trial in terms of being denied access to a court to challenge the decision to close the home. Article 8 – Right to respect for private and family life in terms of a move to alternative provision represents an unjustified interference with a residents` private and family life.	The Council will undertake its statutory responsibility to engage in a consultation to gain the views of residents, their families, carers, staff and interested groups about the future options for Garreglwyd. The Council will adhere to the POSG Home closure plan which will take any steps to facilitate transfers for residents and ensure their human rights are respected. All the responses collected during the consultation and the outcome of the Equality Impact Assessments will be used to draw up recommendations to be considered by the Executive Board. Consultation evaluation will then be collated for presentation at the 30 th June 2014 Informal Executive Committee.

Part A – Step 4: Outcome of Initial EIA

Is the outcome of the Initial assessment to proceed to full Equality Impact Assessment?	No – This initial EQIA will form the basis of further work as noted below:
	This Equality Impact Assessment will be reviewed following the consultation period and when a final decision is made by the Councils Executive Committee.
If no, are there any issues to be addressed?	
	Record Details: as above

If you have decided that a **full Equality Impact Assessment is required**, please proceed to **Part B**.

If your decision is **not to proceed to a Full Equality Impact Assessment**, please delete Part B from this template and proceed to **Part C - Outcome Report**.

Please proceed to **Part C - Outcome Report**.

Equality Impact Assessment (EIA) – OUTCOME

PART C – Step 1: Outcome Report

Organisation:	Isle of Anglesey County Council
---------------	---------------------------------

What is being assessed: (copy from Part A – step 1)	Enhancing Accommodation Options Project – Cybi (Garreglwyd Care Home).
Brief Aims and Objectives: (copy from Part A – step 1)	To review the provision of accommodation based services in Cybi and identify future Options for Garreglwyd. Please see Part A point 3.
Did the Initial assessment proceed to full Equality Impact Assessment? (PART A – Step 4)	No – This initial EQIA will form the basis of further work as noted below:
	Record reasons for decision
	The EQIA will be reviewed following the consultation period and the decision by the Councils` Executive on the 14 th July.
	As above
If no, are there any issues to be addressed?	
If yes, what was the outcome of the full EIA?	
Will the Policy be adopted / forwarded for approval? Who will be the decision-maker?	All the responses collected during the consultation and the outcome of the Equality Impact Assessments will be used to draw up recommendations to be considered by the Executive Board. Consultation evaluation will then be collated for presentation at the 30 th June 2014 Informal Executive Committee.
	If no, please record the reason and any further action required:

Are monitoring arrangements in place? What are they?	The Equalities Panel will review the EQIA once the final decision is made. A task and finish group has been established to oversee the consultation process and will monitor the transfer process as it develops.
--	---

Who is the Lead Officer?	Name:	Carys Emyr Edwards
	Title:	Head of Service – Provider Unit
	Department:	Communities Department
Review date of policy and EIA:	To be determined.	

Names of all parties involved in undertaking this assessment	Name	Title
	Linda Kinani Iola Richards Sarah Tillman Brian Jones	Team Leader Service Manager Programme Manager Co-ordinator Strategy for Older People Social Services
	Equalities Panel members. Carys Emyr Edwards Gareth Llwyd Brenda Roberts Rhian Hughes – Corporate Policy Ann Perkins Gwen Bennet	Acting Head of Adult Services Business Support Unit Manager. Older People`s Council. Corporate Policy Officer Health and Social Care Facilitator. Adult Transformation Officer.
Please Note: An Action Plan should be attached to this Outcome Report prior to completion		

PART C - Step 2: Action Plan

Please detail any actions that are planned following completion of your EIA. You should include any changes that have been made to reduce or eliminate the effects of potential or actual negative impact, as well as any arrangements to collect data or to carry out further research.

Ref	Proposed actions	Lead officer	Timescale
001	Undertake one month consultation on the future options for Garreglwyd Care Home.	Brian Jones	23 rd May – 22 nd June 2014.
002	Prepare report on the findings of the consultation	Transformation Team	23 rd June 2014
003	Review EQIA following the Executive`s decision.	Brian Jones	ASAP after 14 th July. Date to be determined.

Appendix 1 – Human Rights

Human rights are rights and freedoms that belong to all individuals, regardless of their nationality and citizenship. There are 16 basic rights in the Human Rights Act – all taken from the European Convention on Human Rights. For the purposes of the Act, they are known as ‘the Convention Rights’. They are listed below:

(Article 1 is introductory and is not incorporated into the Human Rights Act)

Article 2: The right to life

Article 3: Prohibition of torture

Article 4: Prohibition of slavery and forced labour

Article 5: Right to liberty and security

Article 6: Right to a fair trial

Article 7: No punishment without law

Article 8: Right to respect for private and family life

Article 9: Freedom of thought, conscience and religion

Article 10: Freedom of expression

Article 11: Freedom of assembly and association

Article 12: Right to marry

Article 14: Prohibition of discrimination

Article 1 of Protocol 1: Protection of property

Article 2 of Protocol 1: Right to education

Article 3 of Protocol 1: Right to free elections

Article 1 of Protocol 13: Abolition of the death penalty

This page is intentionally left blank

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive – July 14 2014
Date:	June 27 2014
Subject:	Meeting the Needs of Older Adults – Accommodation Options Amlwch and Llangefni
Portfolio Holder(s):	Cllr K Hughes
Head of Service:	Alwyn Jones, Head of Adult Services
Report Author:	James Dawson
Tel:	01248 752732
E-mail:	JamesDawson@anglesey.gov.uk
Local Members:	Local Members for Twrcelyn, Lligwy, Talybolion and Canolbarth Mon

A –Recommendation/s and reason/s
<p><i>(Please note that the full background and justification for the following recommendations are contained in the appendices as shown in Section F below.)</i></p> <p>It is recommended that, in order to better meet the needs of older people, the Executive agrees in principle that:</p> <p>Extra Care be developed in Amlwch and Llangefni and in conjunction with this, and as a part of developing appropriate future provision, the existing residential care homes in those locations (Brwynog and Plas Penlan) are de-commissioned, and officers undertake the work necessary to achieve this. The work to be done to develop the programme includes:</p> <ul style="list-style-type: none"> • Developing a bid for funding the project of approximately £5.0m to procure two new Extra Care facilities. The funding package is expected to include a capital grant; a contribution of land by the council or alternatively capital receipts from the sale of the existing assets; and capital resources. The funding gap of about £3.5m would be the subject of a bid into the capital budget, possibly on a spend to save basis. • Identifying appropriate development partners through the required procurement process who, together with Council Officers, will develop the final build model; • Continuing to engage with local communities and the required consultations taking place; • Land sites in Amlwch and Llangefni to be confirmed through Corporate Asset Procedures; • Agreeing the model of care within Adult Services, and assurances provided that care needs can be met and continuity of care maintained for existing residents;

- Formal approval will be sought from the Executive to proceed.

Officers will report on progress and seek approval for final land sites to be made available. Should suitable development partners for Extra Care not be identified or funding models agreed (or other impediments and diversion to progress identified), further options for how services are to be delivered will be progressed by the Transformation Board and brought back to the Executive.

With increasing levels of demand upon services for older people (projected increase of over 150% of over 85s by 2033), including accommodation provision, changing expectations amongst the older population as to how they want to be cared for and where they want to live, and much reduced budgets, alternative approaches to providing care and accommodation to our older people need to be developed. Current models are neither sustainable nor attractive.

This business case brings together evidence to demonstrate that:

- There is sufficient need and demand for ECH in Amlwch and Llangefni, in terms of demographic trends and care needs;
- ECH promotes quality of life and positive outcomes for older people in terms of their physical health and safety, independence and social wellbeing;
- Older people who are currently living in their own homes in Amlwch and Llangefni are very keen to continue living independently (i.e. with their own front door and housing rights) should they need to move out of their current homes. Most are adamant that they do not want to live in residential care;
- There are a number of financial savings:
 - It is more cost effective for the Council to provide care in an Extra Care setting as opposed to in Private Residential Care. These savings are projected to be between £139k and £156k per annum in Amlwch, and between £153k and £170k per annum in Llangefni (figures are dependent on the model of overnight care delivery).
 - Cost avoidance - there are further savings from not having to fund the cost of bringing the homes up to an acceptable standard. *Over three years* these figures are estimated as: Brwynog £258k and Plas Penlan £389k.
- There would also be additional capital receipt should the homes/sites be sold
- ECH is usually a more financially attractive option for older people compared with residential care; the maximum financial contribution for care within ECH is lower than that within residential care and, in addition, an older person living in ECH is entitled to the full range of welfare benefits so will usually have a higher net weekly income.
- Developing ECH in Amlwch and Llangefni is financially sustainable for the Council.
- It is not financially and strategically sustainable for the Council to commission ECH in Amlwch and Llangefni **and** to be a provider of residential care in these areas;
- Potential partners for the development of ECH in Llangefni have been identified; the Council is working to identify a partner or partners in Amlwch. This will involve looking at a range of ways in which ECH can be delivered in both areas.

Thus this paper recommends development of Extra Care Housing in principle, as it:

- Provides better care outcomes for residents than for those who live in residential homes (they live longer and enjoy a better quality of life);
- Has a key role to play as the centre for Community Hub that would energise and coordinate the community in the provision of support for older people;
- Is more cost effective in meeting the needs of those who live there than residential care; it would both reduce costs of meeting needs and avoid costs over the long term;
- Residential Care in both Amlwch and Llangefni is not best suited to meet the long term needs of older people and is an expensive model of provision.

B – What other options did you consider and why did you reject them and/or opt for this option?

The Older Adults Social Care Board considered a number of options for the future of accommodation in these areas that were reported on in December 2013 and January 2014, and on the basis of both improved care and value for money extra care was identified as the best way forward. This was endorsed by the Service Excellence Board.

C – Why is this a decision for the Executive?

This is a matter which requires executive support from the outset as it concerns potential changes to corporate assets and in order to support a consistent approach when engaging with residents, their families and indeed prospective investors in social care.

In addition, it identifies a possible requirement for additional funding, possibly on a spend to save basis.

The decision is important with reference to its impact on individual residents and their families and the strategic direction of future adult care.

Actions taken by the authority will be subject to scrutiny by regulators and statutory bodies and, in addition, the matter is likely to attract media attention.

CH – Is this decision consistent with policy approved by the full Council?

The authority has noted its commitment to providing the best possible services, in accordance with identified need, with the available resources. This proposal is consistent

with this principle.

D – Is this decision within the budget approved by the Council?

The proposal identifies revenue savings for the authority. Developing a bid for funding the project of approximately £5.0m to procure two new Extra Care facilities. The funding package is expected to include capital grant; a contribution of land by the council or alternatively capital receipts from the sale of the existing assets; and capital resources. The funding gap of about £3.5m would be the subject of a bid into the capital budget, possibly on a spend to save basis.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	This is on the Agenda of the SLT for 7 th July.
2	Finance / Section 151 (mandatory)	Finance have been involved closely in the development of the Business Case and are in agreement with its proposals. Further work is required to finalise capital and revenue funding options.
3	Legal / Monitoring Officer (mandatory)	Officers have kept Legal Services updated and where required will continue to seek relevant, specialist legal advice.
4	Human Resources (HR)	Consultations on implications for staff including any potential TUPE, redundancy and HR issues are continuing. HR will work with officers on relevant issues.
5	Property	Have been engaged in identifying possible site and have confirmed their lead role in any site/property disposal/sale.
6	Information Communication Technology (ICT)	Not consulted
7	Scrutiny	The Corporate Scrutiny Committee considered the report on 1 July 2014. The Committee supported the recommendation contained therein.
8	Local Members	All local members from Twrcelyn, Lligwy and Canolbarth invited to briefings. Positive response on developing Extra Care.
9	Any external bodies / other/s	RSLs Agewell Community and Town Councils

		Broad agreement about direction of travel and changing to model of extra care
--	--	---

E – Risks and any mitigation (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	Equality Impact Assessments will be undertaken as required should decisions to progress be taken.
6	Outcome Agreements	
7	Other	

F - Appendices:
<ol style="list-style-type: none"> 1. Business Case 2. Financial Model

Basic Numbers

How many new units at the scheme?		48	
How many will be used for IoACC clients?		36	
Annual cost of core service (support)	£	35,992.32	(£14.42 per unit per week)
Annual cost of core service (night care)	£	25,480.00	Sleep-in
Percentage clients diverted or transferred from Residential Care		70.00%	25 clients
Percentage clients diverted or transferred from Domiciliary Care		30.00%	11 clients
		100.00%	36
Hourly rate for care in Extra Care Scheme(s)		13.05	

Savings for Residential clients

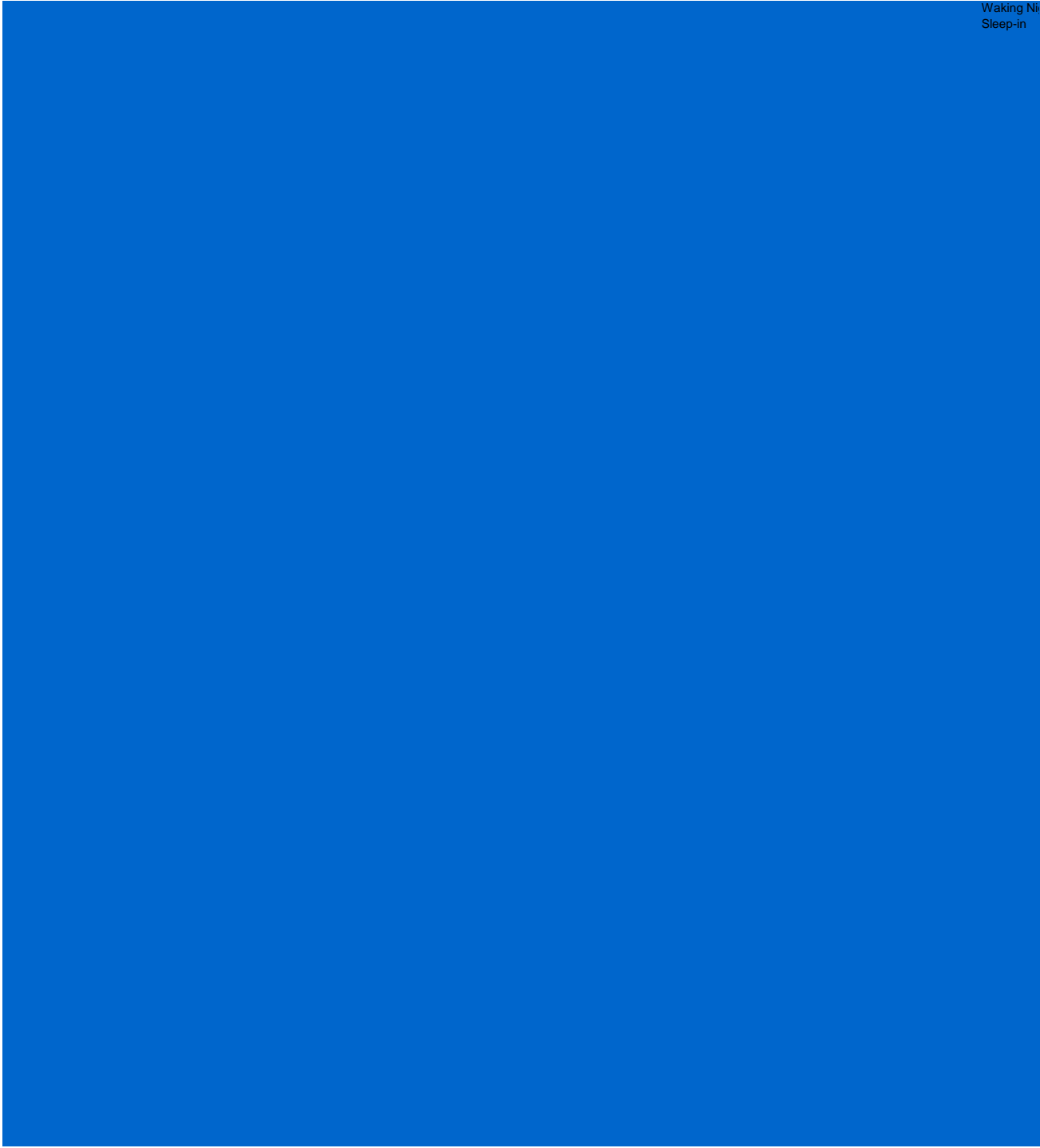
		£
Average OP Residential Rate (Net of client contribution of £120)		333.00 per week
For Extra Care, assume	17.5 hours per week at	13.05 = 173.38 per week
Saving per week per client		159.63
	25 clients weekly saving:	3,990.63
	25 clients annual saving:	207,512.50

Savings for Domiciliary clients

		£				
Current average OP Domiciliary rate (per hour)		14.50 per week				
Projected Distribution of these clients across Extra Care Bands:						
Band 1	20.00%					
Band 2	30.00%					
Band 3	50.00%					
	100.00%					
Like-for-like hours saving Domiciliary Care vs. Extra care						
	Hours of Care per week	Average Hours per week	Number of Clients	Total Number of Weekly Dom Hours	Cost of hours at Av. Dom Rate (£)	Cost of hours at Ex. Care rate (£)
Band 1	0-7	3.5	2	7	101.50	91.35
Band 2	7-14	10.5	3	31.5	456.75	411.08
Band 3	15+	17	6	102	1,479.00	1,331.10
			11	140.5	2,037.25	1,833.53
Weekly cost of Dom Care for these clients (£)					2,037.25	
Weekly cost of Ex. Care for these clients (£)						1,833.53
Weekly saving (£)						203.73
Annual Saving for clients diverted or transferred from Domiciliary (£)						10,593.70

Total Saving Calculation

	£
Annual Cost of Core Service (support)	-35,992.32
Annual Cost of Core Service (night cover)	-25,480.00
Annual saving from Residential Clients	207,512.50
Annual saving from Domiciliary Clients	10,593.70
Total estimated annual saving	156,633.88



42751
25480

Basic Numbers			
How many new units at the scheme?		60	
How many will be used for IoACC clients?		45	
Annual cost of core service (support)	£	44,990.40	(£14.42 per unit per week)
Annual cost of core service (night care)	Waking Night	£	42,751.00
Percentage clients diverted or transferred from Residential Care		60.00%	27 clients
Percentage clients diverted or transferred from Domiciliary Care		40.00%	18 clients
		100.00%	45
Hourly rate for care in Extra Care Scheme(s)		13.05	

Savings for Residential clients				£
Average OP Residential Rate (Net of client contribution of £120)				333.00 per week
For Extra Care, assume	17.5 hours per week at	13.05 =		173.38 per week
Saving per week per client				159.63
	27 clients weekly saving:			4,309.88
	27 clients annual saving:			224,113.50

Savings for Domiciliary clients				£			
Current average OP Domiciliary rate (per hour)							14.50 per week
Projected Distribution of these clients across Extra Care Bands:							
Band 1		20.00%					
Band 2		30.00%					
Band 3		50.00%					
		100.00%					
Like-for-like hours saving Domiciliary Care vs. Extra care							
	Hours of Care per week	Average Hours per week	Number of Clients	Total Number of Weekly Dom Hours	Cost of hours at Av. Dom Rate (£)	Cost of hours at Ex. Care rate (£)	
Band 1	0-7	3.5	4	14	203.00	182.70	
Band 2	7-14	10.5	5	52.5	761.25	685.13	
Band 3	15+	17	9	153	2,218.50	1,996.65	
			18	219.5	3,182.75	2,864.48	
Weekly cost of Dom Care for these clients (£)					3,182.75		
Weekly cost of Ex. Care for these clients (£)						2,864.48	
Weekly saving (£)							318.28
Annual Saving for clients diverted or transferred from Domiciliary (£)							16,550.30

Total Saving Calculation		£
Annual Cost of Core Service (support)		-44,990.40
Annual Cost of Core Service (night cover)		-42,751.00
Annual saving from Residential Clients		224,113.50
Annual saving from Domiciliary Clients		16,550.30
Total estimated annual saving		152,922.40



42751
25480

TITLE	Extra Care Housing Business Case.
SECTION/S	Introduction Strategic Case Economic Case Financial Case Commercial Case Management Case Summary
VERSION	Final
DATE	23 rd June 2014

Contents

Executive Summary	3
1. Introduction.....	7
1.1. Vision for Adult Social Care.....	7
1.2. ECH: Definition.....	8
1.3. Structure of Business Case.....	9
2. The Strategic Case	10
2.1. Context: Anglesey 2013-2033.....	11
2.2. Alaw: Amlwch Area.....	16
2.3. Cefni: Llangefni Area.....	21
2.4. Operational Social Care Staff Perspectives.....	26
3. The Economic Case.....	29
3.1. ECH: Evidence of improved outcomes for older people.....	30
3.2. ECH: Evidence of cost effectiveness	30
3.3. ECH: Wider Economic Benefits	31
3.4 Summary.....	32
4. Financial Case	33
4.1. ECH Service Model and Costs	33
4.2. ECH Financial and Savings Model	40
4.3. Summary and Implications	43
4.4. ECH: Capital Funding.....	44
5. The Commercial Case	45
5.1. Demand for ECH: Older People’s Views	45
5.2. Developing ECH: Registered Social Landlords	48
6. The Management Case.....	52
6.1. Commissioning framework: Housing, accommodation and related support for older people.....	52
6.2. Commissioning arrangements for ECH: Commissioning options	55
6.3. ECH: Specification	58
6.4. Procurement Considerations.....	59
6.5. Proposed approach.....	59
7. Summary of Evidence	60
Annexe 1. Financial Model: Assumptions	61
Annexe 2. Outline specification for ECH.....	63
References.....	65

Executive Summary

Introduction

In line with the changing aspirations of older people, the focus of care and support on Anglesey will be on enabling individuals to stay in their homes, with as much control and involvement in their community and for as long as possible. Maintaining traditional residential care homes is not sustainable and does not meet the needs of our older citizens.

The purpose of this business case is to examine and assess the need for and financial viability of developing extra care housing (ECH) in Amlwch and Llangefni, including as an alternative option to the use of residential care, and alongside the development of other assets such as Sheltered Housing.

ECH has no statutory definition and there are many different models. The key characteristics are:

- ◆ Self-contained and accessible accommodation (residents have housing rights as tenants and/or leaseholders);
- ◆ 24/7 care and support available with an alarm system; individual care and support packages provided as required; and
- ◆ Access to communal facilities, meals and social activities.

The business case follows the Welsh Government's 'five case model', considering the strategic, economic, commercial, financial and management case in turn.

The Strategic Case

The strategic case examines the evidence of potential need for ECH in the Amlwch and Llangefni areas, particularly as an alternative to the use of residential care.

Predictions for the Amlwch and Llangefni catchment areas suggest that:

- ◆ The over 75 population will increase by 84% from 2013 to 2033;
- ◆ In Amlwch, there is need for 34-41 units of extra care housing (including 4-5 units for dementia) in 2013, increasing to 62-75 units (including 7-9 for dementia) in 2033.
- ◆ In Llangefni, there is need for 80 units of extra care housing (including 9 units for dementia) in 2013, increasing to 143 units (including 17 for dementia) in 2033.
- ◆ The number of domiciliary care clients will double (assuming current eligibility criteria) from 2013 to 2033.

Social care service provision data shows:

- ◆ At March 2014, 42 Alaw residents and 32 Cefni residents aged 65 and over were in residential care.
- ◆ Approximately three-quarters of these residents were IoACC funded; the remainder were fully self-funded.
- ◆ In 2013/14, 88 Amlwch residents and 108 Cefni residents were in receipt of domiciliary care.

- ◆ The vast majority (81% in Amlwch and 87% in Cefni) were either owner occupiers or private tenants.

The number of residential care placements and domiciliary care packages in 2013/14 in both Amlwch and Llangefni exceed the projected demand for ECH in these two areas, suggesting enough need for care to sustain development of ECH in both of them. These would replace current Council owned residential care homes and work alongside other developments of both existing assets, such as Sheltered Housing, and new initiatives such as Community Hubs.

IoACC Operational Social Care Staff Perspectives

To understand under what circumstances ECH could provide a viable alternative to residential care in Amlwch and Llangefni, we asked frontline social care and health professionals to identify the key triggers for placing an older person in residential care at present.

- ◆ People needing help with toileting or transferring at unpredictable times/ overnight
- ◆ Carer breakdown/ families' concern about the risks of their relative living alone
- ◆ Risks to self and others resulting from dementia

The evidence suggests that ECH can support couples to continue living together and caring for each other safely and sustainably, and that it can bring peace of mind to other relatives whilst enabling them to continue providing some ongoing care and support.

In order for it to act as a viable alternative for those who have dementia and/or unpredictable needs, any ECH scheme in Amlwch or Llangefni must offer 24/7 care and support and expertise/ accessible design to support people with dementia.

The Economic Case

The Economic Case considers whether ECH can provide better outcomes for older people and improved value for money compared to other care options.

A recent evaluation of ECH for the Housing Learning & Improvement Network found that:

- ◆ Extra care housing is a preventative model, supporting independence and avoiding admissions into residential care;
- ◆ Extra care housing is a more cost effective model of care delivery than other models, including residential care and care in the community. The evaluation indicated that the cost of ECH was on average half the gross cost of the alternative placements.

The evidence on ECH suggests older people can experience positive outcomes in relation to:

- ◆ Functional abilities;
- ◆ Social wellbeing;
- ◆ Physical environment, including accessibility, safety and security; and
- ◆ Promoting independence and feeling in control.

ECH may also create wider economic benefits, for example: by reducing hospital usage; freeing up family housing; creating a hub for the local community; and promoting opportunities for local employment and enterprise.

The Financial Case

The Financial Case explains the ECH service model and costs, and proposes a financial and savings model for ECH.

ECH offers the potential for financial savings and efficiencies:

- ◆ It is more cost effective for the Council to provide care in an ECH setting as opposed to in Residential Care. The cashable savings are projected to be between £139,362 and £156,333 per annum in Amlwch, and between £152,922 and £170,193 per annum in Llangefni (figures are dependent on the model of care delivery);
- ◆ Cost avoidance: there are further savings from not having to fund the cost of bringing the Council's residential homes to an acceptable standard. Over three years these figures are estimated as: Brwynog £257,946 and Plas Penlan £388,983;
- ◆ There would also be additional capital receipts should the homes/sites be sold.

Developing ECH in Amlwch and Llangefni is financially sustainable for the Council. It is not financially and strategically sustainable for the Council to commission ECH in Amlwch and Llangefni **and** to be a provider of residential care in these areas.

ECH is usually a more financially attractive option for older people compared with residential care; the maximum financial contribution for care within ECH is lower than that within residential care and, in addition, an older person living in ECH is entitled to the full range of welfare benefits so will usually have a higher net weekly income.

The Commercial Case

The Commercial case assesses the viability of ECH in Amlwch and Llangefni based on the views of older people and potential providers of ECH.

We spoke to 3 groups of older people in Amlwch and Llangefni and analysed the 212 responses to the IoACC's *Have a Say* survey of people living in the Amlwch catchment area:

- ◆ Older people who gave their views did not want to live in a residential care home.
- ◆ Older people put a very high value on maintaining their independence.
- ◆ The option to 'downsize' to smaller, more manageable, accessible and conveniently located properties, such as ECH, should prove attractive to significant numbers of people

We met with three housing associations: all consider Anglesey to be a suitable location for ECH development, however whilst they are interested in developing ECH in Llangefni none of them are committed at this stage to developing ECH in Amlwch.

The Management Case

The Management case sets out the commissioning and procurement considerations and options to develop ECH in Amlwch and Llangefni.

Key considerations in relation to commissioning ECH include:

- ◆ The requirement for ECH to provide a viable alternative to the use of residential care;
- ◆ The need to deliver financial savings and efficiencies for the Council;
- ◆ The need to attract RSLs or other organisations to consider developing ECH in Anglesey;
- ◆ The need to consider not only how other Council assets (including Sheltered Housing) can be utilised, but also to be creative in how all available assets and services can be developed in a cohesive and strategic manner to ensure needs are met;
- ◆ The importance of avoiding the commissioning 'model' adopted at Penucheldre.

An integrated 'core service', consisting of 24/7 on-site support and overnight care staffing, combined with personalised 'add-on' packages of domiciliary care as necessary should enable an ECH scheme to act as an effective (and generally cheaper) alternative to residential care.

The Council will work within the appropriate procurement guidelines to ensure that best value is achieved and due process is followed.

1. Introduction

1.1. Vision for Adult Social Care

Provision of care for older adults on Anglesey is changing, and will continue to do so for some time yet. Whilst in part there is undoubtedly an economic imperative, it is as important to recognise that one of the most significant drivers for change is in what older people (including those not yet “old”) expect in terms of care as they get older and require some support. The clear message on Anglesey, as elsewhere not only in Wales and the UK but the rest of Europe and indeed globally, is that people want to stay in their own homes, remain in and be supported by and through their communities (and this can cover a wide range of social, economic, political and geographic definitions) and exercise as much control and choice as possible.

It is also clear that models of care that have been in operation for some time and have provided a good service for many, such as residential homes, are neither no longer attractive to prospective service users nor economically viable, but also they have been superseded by alternative models that provide better outcomes in terms of care and quality of life. In Extra Care Housing for example, evidence indicates that those living there live longer and enjoy a higher quality of life than those in residential care. And local consultation is supporting this move toward the provision of Extra Care and away from traditional residential care homes.

Anglesey has already started to make changes. It has introduced a “Re-ablement” model which provides intensive intervention at points of care crisis that enable the service user to return to living without levels of care dependency and maintain independence in their own home. We are developing models of co-production with communities to see what can be provided out/along-side Council owned and provided services, working to develop “Community Hub” models and working with local private and 3rd sector companies and organisations to stimulate and support the provision of such services as domiciliary care or meals at home.

The need for such changes and the strategic and policy confirmation for this direction of travel is contained within the new Social Services and Wellbeing (Wales) Act 2014. In this the future emphasis for Adult Services in Councils is placed clearly on developing their role to one of providing information and signposting, empowering communities, developing a stronger role as a commissioner rather than a provider of services and looking to make interventions short term and re-enabling.

The focus of care and support in the future is placing the individual service user at the centre of their care and enabling them to stay in their home for as long as possible, with as much control and involvement in their community as possible. Maintaining traditional residential care homes is not sustainable and does not meet the needs of our older citizens. However it is recognised that for some older people with the highest levels of care needs there will be a continuing role for some registered nursing care services. This Business Case is concerned with developing a key aspect of service provision to ensure that it fits within the future service vision and model.

This is a business case in relation to meeting the needs of older people by developing additional Extra Care Housing (ECH) on Anglesey and reconsidering the role that residential homes play in meeting such need. There is also a need to ensure that developments regarding Extra Care Housing have a strategic fit with the use of the Council's Sheltered Housing in helping to meet a range of housing, care and support needs, (an assessment of the role of the Council's Sheltered Housing is outside the scope of this business case).

The purpose of this business case is to examine and assess the need for and financial viability of developing ECH in Amlwch and Llangefni including as an alternative option to the use of residential care.

1.2. ECH: Definition

Extra care housing has no statutory definition. There are no nationally agreed standards or regulations as there are for residential care homes or nursing care. Easy categorisation of extra care is not really possible or straightforward. Extra care can be more usefully thought of, particularly in relation to a model for Anglesey, in terms of the key *characteristics* that make up a development and then the operational management and delivery. In practice schemes described as extra care vary considerably in size, facilities, nature of accommodation, care provided, management arrangements, funding and staffing, and how they relate to the wider community

Within the context of future development of extra care housing in Anglesey the characteristic features of extra care housing are likely to include:

- ◆ Self contained accommodation incorporating design features to facilitate independence and safety.
- ◆ Provision of care and support in the individuals own home if required.
- ◆ 24/7hour care available and an alarm system.
- ◆ Communal facilities.
- ◆ Meals being available.
- ◆ Specialist equipment to help meet needs of more frail or disabled residents such as assisted bathing.
- ◆ Social activities on site and/or arranged.

Key features that distinguish extra care housing from residential care homes are:

- ◆ Self contained accommodation not simply a room (including en-suite rooms).
- ◆ Provision of care can be separated from provision of housing.
- ◆ Care can be more easily delivered on an individualised basis.
- ◆ Occupiers can be assured tenants or owners with security of tenure not licensees.

However due to the diversity of the population and the rural nature of much of Anglesey, 'models' of extra care housing will need to be flexible and adaptable and may not feature all of these characteristics but still be effective at meeting older people's housing and care needs.

1.3. Structure of Business Case

The business case has been developed consistent with current Welsh Government guidance regarding the content and structure of business case reports (the 'five case model'). In line with this guidance it contains the following sections.

Strategic case: examines the evidence of potential need for ECH in the Amlwch area and the Llangefni area

Economic case: considers the evidence in relation to whether ECH can provide better outcomes for older people and provide improved value for money compared to other care options.

Financial Case: sets out the wider financial context: IoACC funding for care services, an explanation of extra care housing (ECH) service model and costs, and a proposed ECH financial and savings model.

Commercial case: assesses the commercial case for ECH in Amlwch and Llangefni based on the views of older people and potential providers of ECH.

Management case: sets out the commissioning and procurement considerations and options to develop ECH in Amlwch and Llangefni.

2. The Strategic Case

Summary

Over the period 2013 – 2033 the total over 65 years population will increase from 16994 to 23644, an increase of 39.13%. However what is more significant is that the over 75 years cohort as a percentage of the over 65 years population will increase from 44.12% in 2013 to 58.25% by 2033.

The 75-84 years population will increase by 53.60% over the period 2013 – 2033 with the most significant growth in the period to 2023. The 85+ population will increase by 152.68% over the period 2103 – 2033 with increases in this population cohort over every 5 year period to 2033.

It is estimated that there is a requirement for ECH in Amlwch of approximately 34-41 units in 2013 rising to 62-75 units by 2033.

It is estimated that there is a requirement for ECH in Llangefni of approximately 80 units in 2013 rising to 143 units by 2033.

The number of residential care placements and the number of domiciliary care packages in 2013/14 exceed the projected need for ECH indicating that there is corroborating evidence of sufficient need for care to sustain development of ECH in Amlwch and Llangefni including it being an alternative care model to the use of residential care.

The Strategic Case examines the evidence of potential need for ECH in the Amlwch area and the Llangefni area particularly as an alternative to the use of residential care.

It draws on the recent report *Anglesey Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support* in relation to the demographic profile of the population aged 55 years and over, projections of future need for specialised housing and accommodation for older people, specifically extra care housing, and predicted need for care and support services for older people.

The strategic case assesses this evidence against usage of residential care services and domiciliary care services in 2013/14 by older people aged 65 years and over in the Amlwch area and the Llangefni area.

The Strategic Case covers:

- ◆ Context: Anglesey. Demographic profile and projected need for specialised housing, including ECH, and care/support services.
- ◆ Alaw: Amlwch Area. Demographic profile and projected need for specialised housing, including ECH, and care/support services.

- ◆ Cefni: Llangefni Area. Demographic profile and projected need for specialised housing, including ECH, and care/support services.
- ◆ IoACC Operational Social Care Staff Perspectives. Qualitative data in relation to potential need for ECH alongside the quantitative evidence of need

2.1. Context: Anglesey 2013-2033

To set the need for ECH in Amlwch and Llangefni in context, this section summarises for Anglesey the demographic profile and projected need for specialised housing, including ECH, and care/support services

2.1.1. Anglesey: 55 years and over population projections 2013 - 2033

Table 2.1 (below) sets out the population projections for the over 55 years cohort over the period 2013–2033 broken down by age band.

Table 2.1. Population projections: Over 55 years cohort over the period 2013–2033

	2013	2018	2023	2028	2033
55 -64	9693	9722	9863	10006	10151
65-69	5413	5073	4807	4985	5109
70-74	4082	5462	4810	4579	4761
75-79	3083	3661	4626	4388	4202
80-84	2140	2573	3127	4000	3821
85-89	1426	1566	1969	2449	3177
90+	850	1132	1431	1928	2574
Total	26687	29189	30633	32335	33795

Source StatsWales (IoACC)

Table 2.2 (below) summarises the population projections for the 55-64 years population, the total 65 years and over population and the total over 75 years population over the period 2013–2033.

Table 2.2. Summary population projections: Over 55 years cohort over the period 2013–2033

	2013	2018	2023	2028	2033
55 -64	9693	9722	9863	10006	10151
65+	16994	19467	19763	22329	23644
75+	7499	8932	11153	12765	13774

Source StatsWales (IoACC)

Over the period 2013 – 2033 the total over 65 years population will increase from 16994 to 23644, an increase of 39.13%. However what is more significant is that the over 75 years cohort as a percentage of the over 65 years population will increase from 44.12% in 2013 to 58.25% by 2033.

Table 2.3. shows in more detail the trends in terms of percentage increases/decreases in the population over 65 years based on the figures in table 2.2.

Table 2.3. Trends: Population over 65 years

	% increase 2013 – 2018	% increase 2018 - 2023	% increase 2023 - 2028	% increase 2028 - 2033	% increase 2013 - 2033
65+ overall	14.55	1.52	12.98	5.88	39.13
65-74	10.95	-8.71	-0.55	3.19	3.94
75+ overall	19.11	24.86	14.45	7.90	83.67
75-84	19.35	24.36	8.19	-4.35	53.60
85+ overall	18.54	26.01	28.73	31.39	152.68

The overall increase of 39% in the over 65 years population over the period 2013 – 2033 is significant however it masks some more dramatic changes shown in the table above. The increase in the 65-74 years cohort is actually modest, 3.94% over the period 2013 – 2033. The more dramatic increases are in the 75 – 84 years and 85 years + cohorts. **The 75-84 years population will increase by 53.60% over the period 2013 – 2033 with the most significant growth in the period to 2023. The 85+ population will increase by 152.68% over the period 2103 – 2033 with increases in this population cohort over every 5 year period to 2033.**

Anglesey is facing a substantial increase in the over 75 years population over the next 20 years. This is significant as this is widely accepted as the age at which entry to more specialised forms of housing and accommodation with care starts to occur, including extra care housing and residential/nursing care.

2.1.2. Future need: for specialised housing and accommodation and care/support

The recent report, *Anglesey Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support*, identified the:

- ◆ Projected need for specialised housing and accommodation in Anglesey to 2033 (see table 2.4. below);
- ◆ Predicted need for care and support services in Anglesey to 2033 (see table 2.5. below).

The projections of future need for specialised housing, accommodation and related support **should be treated as a guide to future demand rather than a definitive prediction**. The key gaps in the current market for specialised housing and accommodation suggested by these projections of future need that are relevant to the development of ECH are:

- ◆ Significant gaps in the availability of specialised forms of housing that offer differing levels of care and support including extra care housing; **an additional 283 units of extra care housing in 2013 increasing to an additional 566 units by 2033.**
- ◆ There is a gap for people living with dementia who need to live in supportive housing with care setting who do not need or want to live in residential care; **an additional 45 units of housing based provision for dementia in 2013 increasing to an additional 83 units by 2033.**

The predictions of the need for future care and support services **should be treated as a guide to future demand rather than a definitive prediction**. The predicted future care and support needs indicate the following key gaps and trends in the market for care and support services that are relevant to the development of ECH are:

- ◆ **The current supply and range of care and support services will not be able to meet the predicted future growth in demand for care and support** due to the dual increases in the population aged 65 years and over and the substantial increases in the 'drivers' that affect and influence future need.
- ◆ There is a predicted **increase by 2033 in excess of 100%** in the need for care and support services including domiciliary care, reablement and respite care services due to the combination of growth in the over 65 years population and the predicted increases in other factors that drive demand for social care services.
- ◆ There is an almost **60% predicted increase** in the need for care and support due to increasing prevalence of dementia amongst the population over 65 years of age by 2030.

Table 2.4. Anglesey: Projected need for specialised housing and accommodation to 2033

Housing/accommodation types	1. Existing provision (units)	2. Existing provision (ratio per 1000 pop 75+)	3. Suggested ratio of provision (per 1000 pop 75+)	2013 Pop 75+ 7,499		2023 Pop 75+ 11,153		2033 Pop. 75+ 13,774	
				4. Projected no. of units required 2013	5. Increase/decrease	6. Projected no. of units required 2023	7. Increase/decrease	8. Projected no. of units required 2033	9. Increase/decrease
Sheltered housing for rent	556	74.14	60	449	-107	669	+113	826	+270
Leasehold retirement housing	31	4.13	75	562	+531	836	+805	1033	+1002
Extra care housing.									
♦ For rent	54	7.20	15	112	+58	167	+113	207	+153
♦ For sale	0	0	30	225	+225	334	+334	413	+413
Housing based provision for dementia	0	0	6	45	+45	67	+67	83	+83
Registered care: nursing/dementia provision	258	23.60	40	300	+42	446	+188	551	+293

Source: Anglesey Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support.

Note: 'Housing based provision for dementia' is extra care housing that is suitable for people living with dementia

Table 2.5. Anglesey: Over 65 years population: predicted need for care and support services to 2033

Service type	2013 65+ pop	2013 No. of clients	Ratio: provision per 1000 65+ pop.	2023 Estimated need (pop 65+: 19763)	2033 Estimated need (pop 65+: 23644)
Domiciliary care	16994	582	34.24	835	1190
Reablement	16994	355	20.89	510	726
Respite care	16994	326	19.18	472	676
Telecare/community alarms	16994	2639	155.29	3790	5397

Source: Anglesey Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support.

2.2. Alaw: Amlwch Area

2.2.1. Population over 65 Years

Table 2.6. sets out the population over 65 years over the period 2013 – 2033. The population over 65 years is predicted to increase by 39% over this period.

Table 2.6. Population over 65 years 2013 – 2033

Alaw	Baseline (2010)			Over 65 years population estimate				
	Total pop.	65+ pop.	65+ as % of total pop.	2013	2018	2023	2028	2033
	11328	2749	24.26	3041	3483	3536	3995	4230

Source: IoACC/StatsWales

Table 2.7. sets out the population over 75 years over the period 2013 – 2033. The population over 75 years is predicted to increase by 84% over this period.

Table 2.7. Population over 75 years 2013 – 2033

Alaw	Baseline (2010)			Over 75 years population estimate				
	Total pop.	75+ pop.	75+ as % of total pop.	2013	2018	2023	2028	2033
	11328	1222	10.78	1341	1597	1994	2282	2462

Source: IoACC/StatsWales

2.2.2. Estimated Need for Specialised Housing and Care/Support

The recent report, *Anglesey Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support* identified the:

- ◆ Projected need for specialised housing and accommodation in Alaw to 2033 (table 2.8. below). This includes projected need for ECH and ‘housing based provision for dementia’ (which may be part of an ECH scheme);
- ◆ Predicted need for care and support services in Alaw to 2033 (table 2.9. below).

The predicted figures for Alaw have been adjusted for Amlwch to reflect the population ‘catchment’ of Amlwch within the wider Alaw area. An estimate of 50-60% of the Alaw population (for both 65 years and over and 75 years and over) has been used as a baseline for Amlwch for predicting future need for specialised housing and care/support services.

Table 2.8. Alaw: Projected need for specialised housing/accommodation to 2033

Housing/accommodation types	1. Existing provision (units)	2. Existing provision (ratio per 1000 pop 75+)	3. Suggested ratio of provision (per 1000 pop 75+)	2013 Pop 75+ 1,341		2023 Pop 75+ 1,994		2033 Pop. 75+ 2,462	
				4. Projected no. of units required 2013	5. Increase/decrease	6. Projected no. of units required 2023	7. Increase/decrease	8. Projected no. of units required 2033	9. Increase/decrease
Extra care housing.									
♦ For rent	0	0	15	20	+20	30	+30	37	+37
♦ For sale	0	0	30	40	+40	60	+60	74	+74
Sub total				60		90		111	
Housing based provision for dementia	0	0	6	8	+8	12	+12	15	+15

Source: Anglesey Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support.

Note: 'Housing based provision for dementia' is extra care housing that is suitable for people living with dementia

Amlwch: Projected need for specialised housing/accommodation to 2033

Housing/accommodation types				2013 Projected no. of units required		2023 Projected no. of units required		2033 Projected no. of units required	
Extra care housing.				30-36 units		45-54 units		55-66 units	
Housing based provision for dementia				4-5 units		6-7 units		7-9 units	
Extra care housing: Total				34-41 units		51-61 units		62-75 units	

Based on 50-60% of the projections for Alaw for ECH units and housing based provision for dementia

Table 2.9. Alaw: Estimated need for care and support services to 2033

Service type	2013 65+ pop	2013 Estimated need: No. of clients	Ratio: provision per 1000 65+ pop.	2023 Estimated need (pop 65+: 3536)	2033 Estimated need (pop 65+: 4230)
Domiciliary care	3041	97	31.89	139	198
Reablement	3041	46	15.12	66	94
Respite care	3041	49	16.11	71	102
Telecare/community alarms	3041	407	133.83	584	832

Source: Anglesey Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support.

Amlwch: Projected need for care and support services to 2033

Service type		2013 No. of clients		2023 Estimated need	2033 Estimated need
Domiciliary care		48-58		70-83	99-119
Reablement		23-28		33-40	47-56
Respite care		25-29		36-43	51-61
Telecare/community alarms		204-244		292-350	416-499

Based on 50-60% of the projections of estimated need for Alaw for care and support services

2.2.3. Service Provision

Table 2.10 shows the provision of residential care services for clients placed from Alaw as at 31st March 2014.

Table 2.10: Alaw: Residential care service placements at 31/03/2014

Total no. of registered care placements	Clients 65+ loACC funded	Clients 65+ Fully self funded
42	34	8

Source: loACC, 2014

Of the 42 clients placed from Alaw, 31 clients are placed at homes in Amlwch (Brwynog and Bryn-Y-Mor).

From recent analysis of panel decisions in Alaw over the last 18 months the volume of placements into residential care is falling due to the Council's policy of seeking to support more individuals in their own home with a package of domiciliary care. Over the 18 month period to March 2014 10 individuals from a total of 18 applicants entered into long term residential care, both Independent sector and Council homes.

Table 2.11 shows the number of clients receiving domiciliary care during 2013/14 in the Amlwch area during the period 1st April 2013 to 31st March 2014 broken down by tenure.

Table 2.11. Amlwch: Domiciliary care clients 2013/14 by tenure

Weekly hours category	Accommodation type			Total
	Privately owned or privately rented	Council House tenant	Sheltered Housing tenant	
1. <5 client hours per week	13	3	1	17
2. 5-9 client hours per week	25	4	1	30
3. 10-19 client hours per week	10	3		13
4. >=20 client hours per week	23	3	2	28
Total	71	13	4	88

Source: loACC, 2014

This indicates that the majority of domiciliary care clients are home owners (with a few in private rented housing). These older people are therefore likely to be the key 'cohort' of those receiving domiciliary packages in the community for a move to ECH.

2.2.4. Summary

Table 2.12 shows the projected need for specialised housing, specifically ECH and housing based dementia provision.

Table 2.12. Amlwch: Projected need for ECH

	2013	2023	2033
ECH	30-36 units	45-54 units	55-66 units
Housing based provision for dementia	4-5 units	6-7 units	7-9 units
Extra care housing: total	34-41 units	51-61 units	62-75 units

2013/14 usage of residential care placements and domiciliary care in the community:

- ◆ Number of placements in residential homes in Amlwch as at 31st March 2014: 31 clients
- ◆ Number of domiciliary care clients in Amlwch 2013/14: 88 clients

The number of residential care placements and the number of domiciliary care packages in 2013/14 exceed the projected need for ECH indicating that there is corroborating evidence of sufficient need for care to sustain development of ECH in Amlwch including it being an alternative care model to the use of residential care.

2. 3. Cefni: Llangefni Area

2.3.1. Population 65 years and over

Table 2.13. sets out the population over 65 years over the period 2013 – 2033. The population over 65 years is predicted to increase by 39% over this period.

Table 2.13. Population over 65 years 2013 – 2033

	Baseline (2010)			Over 65 years population estimate				
	Total pop.	65+ pop.	65+ as % of total pop.	2013	2018	2023	2028	2033
Cefni	13068	3125	23.91	3456	3959	4019	4541	4808

Source: IoACC/StatsWales

Table 2.14. sets out the population over 75 years over the period 2013 – 2033. The population over 75 years is predicted to increase by 84% over this period.

Table 2.14. Population over 75 years 2013 – 2033

	Baseline (2010)			Over 75 years population estimate				
	Total pop.	75+ pop.	75+ as % of total pop.	2013	2018	2023	2028	2033
Cefni	13068	1390	10.63	1525	1816	2268	2596	2801

Source: IoACC/StatsWales

2.3.2. Estimated Need for Specialised Housing and Care/Support

The recent report, *Anglesey Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support; 2013*, identified the:

- ◆ Projected need for specialised housing and accommodation in Cefni to 2033 (see table 2.15. below). This includes projected need for ECH and 'housing based provision for dementia' (which may be part of an ECH scheme);
- ◆ Predicted need for care and support services in Cefni to 2033 (see table 2.16. below).

Based on discussion with IoACC staff, the predicted figures for Cefni are viewed as applicable to the population 'catchment' of Llangefni.

Table 2.15. Cefni/Llangefni: Projected need for specialised housing/accommodation to 2033

Housing/accommodation types	1. Existing provision (units)	2. Existing provision (ratio per 1000 pop 75+)	3. Suggested ratio of provision (per 1000 pop 75+)	2013 Pop 75+ 1,525		2023 Pop 75+ 2,268		2033 Pop. 75+ 2,801	
				4. Projected no. of units required 2013	5. Increase/decrease	6. Projected no. of units required 2023	7. Increase/decrease	8. Projected no. of units required 2033	9. Increase/decrease
Extra care housing.									
♦ For rent	0	0	15	24	+24	34	+34	42	+42
♦ For sale	0	0	30	47	+47	68	+68	84	+84
Sub total				71		102		126	
Housing based provision for dementia	0	0	6	9	+9	13	+13	17	+17
Extra care housing: total				80 units		115 units		143 units	

Source: Anglesey Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support.

Note: 'Housing based provision for dementia' is extra care housing that is suitable for people living with dementia

Table 2.16. Cefni/Llangefni: Estimated need for care and support services to 2033

Service type	2013 65+ pop	2013 No. of clients	Ratio: provision per 1000 65+ pop.	2023 Estimated need (pop 65+: 4019)	2033 Estimated need (pop 65+: 4808)
Domiciliary care	3456	114	32.11	159	227
Reablement	3456	76	21.99	109	155
Respite care	3456	55	15.91	79	114
Telecare/community alarms	3456	508	146.99	729	1038

Source: Anglesey Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support.

2.3.3. Service Provision

Table 2.17 shows the provision of residential care services for clients placed from Cefni as at 31st March 2014.

Table 2.17: Cefni: Residential care service placements at 31/03/2014

Total no. of registered care placement	Clients 65+ IoACC funded	Clients 65+ Fully self funded
32	24	8

Source: IoACC, 2014

Table 2.18 shows the number of clients receiving domiciliary care during in the Llangefni area during the period 1st April 2013 to 31st March 2014 broken down by tenure.

Table 2.18. Llangefni area: Domiciliary care clients 2013/14 by tenure

Weekly hours category	Accommodation type			Total
	Privately owned or privately rented	Council House tenant	Sheltered Housing tenant	
1. <5 client hours per week	23	1	1	25
2. 5-9 client hours per week	29	5	1	35
3. 10-19 client hours per week	22	2	2	26
4. >=20 client hours per week	20	1	2	23
Total	94	9	6	109

Source: IoACC, 2014

This indicates that the majority of domiciliary care clients are home owners (with a few in private rented housing). These older people are therefore likely to be the key 'cohort' of those receiving domiciliary packages in the community for a move to ECH.

The number of clients for Cefni placed in residential care and using domiciliary care services are assumed to be potential clients for ECH in Llangefni given the assumption that the Cefni area is considered as applicable to the population 'catchment' of Llangefni.

2.3.4. Summary

Table 2.19. shows the predicted need for specialised housing, specifically ECH and housing based dementia provision.

Table 2.19. Llangefni: Predicted need for ECH

	2013	2023	2033
ECH	71 units	102 units	126 units
Housing based dementia provision	9 units	13 units	17 units
Extra care housing: total	80 units	115 units	143 units

2013/14 usage of residential care placements and domiciliary care in the community:

- ◆ Number of placements in residential homes in Cefni as at 31st March 2014: 32 clients
- ◆ Number of domiciliary care clients in Llangefni area 2013/14: 109 clients

The number of residential care placements and the number of domiciliary care packages in 2013/14 exceed the projected need for ECH indicating that there is corroborating evidence of sufficient need for care to sustain development of ECH in Llangefni, including it being an alternative care model to the use of residential care.

2. 4. Operational Social Care Staff Perspectives

At the start of this Business Case, we set out the strategic requirement for ECH to provide a viable alternative to residential care within the wider vision for social care on the island. For this to succeed, it is necessary to understand not only how many people are currently being placed in residential care but how and why these decisions are being made.

IoACC analysis of panel decisions regarding placement in residential care in the Alaw patch over the past 18 months suggests that over half of those placed during this period were experiencing memory problems. In order to collect more in-depth qualitative data, we met with a group of around 20 social care and health professionals to understand the typical triggers for admission to residential care. These are effectively the factors which persuade panel decision-makers that someone can no longer be safely and practically supported within their own home.

We present the key triggers identified by this group discussion in table 2.20. Against each of these triggers, we explain whether, why and under what conditions an ECH scheme could provide a viable alternative for some – if not all – of those with these needs, drawing on our experience and knowledge of the sector.

Frontline professionals also highlighted a number of other risks and opportunities within the existing social care, health and housing systems which either strengthen the case for ECH or suggest important considerations for its development and implementation. These are presented in table 2.21.

Current key triggers for admission to residential care and the implications for an ECH model which will provide a viable alternative

Current key triggers for residential care admission	Implications for ECH if it is to provide a viable alternative to residential care
People needing help with toileting or transferring at unpredictable times, especially overnight	Onsite 24/7 care team will be key to ensuring that ECH can safely and sustainably accommodate people with overnight/ unpredictable care needs (overnight staff need to be able to assist transfers/ help with toileting, etc. in terms of numbers, skills, registration, etc.). Scheme needs to be Assistive Technology-ready and with good systems in place to get personal Occupational Therapy assessments done and changes made.
Carer breakdown	The evidence suggests that ECH can be a good model for supporting couples to continue living together and caring for each other safely and sustainably, with back-up from staff and/or for other family members to continue to support but 'at a distance'
Families are concerned about risks of living alone	The evidence suggests that ECH can support family relationships, families like visiting ECH and they can continue to provide some care and support but can also enjoy peace of mind.
Moderate - advanced dementia	Any ECH scheme that is going to provide a viable alternative to residential care needs to be dementia-specialist: this does not necessarily mean that all or part of the scheme needs to be exclusively designated for people with dementia but it means that dementia training, ethos, dementia-friendly design and good partnerships with memory teams, voluntary sector, etc must be built in from the very beginning. Scheme also needs to be Assistive-Technology-ready with an onsite 24/7 care team.
Risks to self or others, through wandering, aggressive behaviour, etc	Importance of dementia-specialist components (see above), design, Assistive Technology and 24/7 staffing
Hospital discharge – fewer admissions direct from hospital but poorly planned hospital discharge can mean people cannot manage at home	Importance of educating healthcare professionals about ECH and community-based options: challenging the idea that residential care is the default option, ensuring there are better pathways from hospital, including perhaps step-down beds within ECH or elsewhere.
Loneliness or bereavement (not a direct cause in itself but can be the trigger of a decline in terms of isolation, depression, self-care)	The evidence suggests that ECH can boost the social interactions of those who live in it. Bereavement is a key trigger for many of those who decide to move preventatively into ECH.

Other health and social care system considerations reported by professionals and implications of these for the ECH model

Other health & social care system considerations	Implications for the ECH model
Cuts to day centre provision and gaps in community services (including flexible overnight respite) risk carer breakdown happening earlier than it might	ECH could act as a hub, providing day opportunities and outreach by home care teams to support older people and their carers in their homes ECH offers a planned move into a supportive but independent setting before carers reach crisis Consideration should be given to including one or more respite/ step-up/ step-down flat in ECH developments.
Younger adults with learning disabilities and/or early onset dementia do not currently have suitable accommodation on the island – placements off the island weaken family networks and are very expensive	Explore the options for incorporating or co-locating accommodation for younger people with learning disabilities/ early onset dementia at ECH scheme(s)
Some older people with low-medium needs will choose to move to ECH but this will not be attractive to everyone and needs to be one of a range of housing/care options	Good information and advice is essential if people are to consider and express their options, Practical support for those who need help to move, and support for people to settle in/ orientate themselves, etc. ECH as part of a menu of community-based options and, through the hub model, a way of strengthening (not replacing) support for those continuing to live in their own homes.
Not all social/ health care professionals currently understand the distinction between residential care and independent living in a housing model like ECH and what this means in practice for their clients.	Social workers and other community based professionals need to be involved and educated in the development of ECH from the outset so they feel confident about who they can recommend ECH to if ECH is to work as an alternative to residential care.
Frontline professionals described the strong sense of locality, place and networks on the island and how this will influence where people will consider moving	Culture, language and a strong sense of locality need to be carefully factored into the location, allocation policies, marketing, etc. of ECH scheme(s)

3. The Economic Case

Summary

A recent evaluation of the cost effectiveness of ECH for the Housing Learning & Improvement Network found that

- ◆ Extra care housing is a preventative model, supporting independence and avoiding admissions into residential care;
- ◆ Extra care housing is a more cost effective model of care delivery than other models, including residential care and care in the community. The evaluation indicated that the cost of ECH was on average half the gross cost of the alternative placements.

The evidence on outcomes for older people from ECH suggests that there can be benefits in relation to:

- ◆ Functional abilities;
- ◆ Social wellbeing;
- ◆ Physical environment, including accessibility, safety and security; and
- ◆ Promoting independence and feeling in control.

ECH may also create wider economic benefits, for example: by reducing hospital usage; freeing up family housing; creating a hub for the local community; and promoting opportunities for local employment and enterprise.

The previous section considered the potential demand for ECH, both in terms of demographics and in terms of its strategic role within the vision for social care on Anglesey.

The Economic Case considers the evidence in relation to whether ECH can provide better outcomes for older people and provide improved value for money compared to other care options. If ECH is likely to maximise the quality of life of older people (especially those who need a lot of care and/or support) and it can be done in a cost effective way, there is a strong case for its development.

It draws on evidence from research, evidence from the Housing Learning and Improvement Network (Housing LIN) the leading source of ECH sector knowledge and innovation (originally established to cover England, it has now been launched in Wales with funding from the Welsh Government in May 2014¹), and consultancy work undertaken by IBA/HSP.

The Economic Case covers:

- ◆ Evidence of improved outcomes for older people
- ◆ Evidence of cost effectiveness

¹ www.housinglin.org.uk/Wales

- ♦ Wider economic benefits from ECH

3. 1. ECH: Evidence of improved outcomes for older people

PSSRU (Baumker et al, 2011) found that, on average, ECH residents had better outcomes than care home residents over a six month period following admission. There had been a marginal improvement in ECH residents' **functional abilities**, whilst those in residential care homes had, as a group, decreased.

Research evidence (e.g. Pannell, Blood & Copeman, 2012) also confirms the potential of ECH to improve the **social interactions** of its residents, especially those who have high care or support needs (who often describe feeling very isolated prior to moving in). 82% of the 600 residents studied by Callaghan et al (2009) said that, after 12 months in ECH their social life was 'good' or 'as good as it can be'. However, some schemes are more successful at promoting a strong sense of community than others. Success factors seem to include: scheme staff having the time and skills to broker relationships between individuals, organise activities, support resident involvement, and build links with the wider community (Croucher & Bevan 2012).

Other positive outcomes reported by ECH residents in Pannell et al (2012) include: living in a pleasant and accessible **physical environment**, feeling **safe and secure** and feeling **independent and in control** of their own lives. ECH can be particularly valuable in terms of enabling couples to live together, despite care needs of one or both that might otherwise have necessitated a move to a care home.

3.2. ECH: Evidence of cost effectiveness

PSSRU (Baumker et al, 2011) has undertaken some detailed comparisons of the cost and outcomes from ECH, compared to residential care for 480 individuals (i.e. 240 carefully matched pairs, one in residential care and one in ECH). Since the costs of care are included in the core costs of residential care but are added on in the case of ECH, there is a much greater *range* in the cost of someone with high care needs living in ECH. Nevertheless, for this sample, the average (mean) cost was lower (£374 at 2008 prices) in ECH than in residential care (£409 at 2008 prices). Those living in ECH are also likely to benefit from unpaid care and support from partners, family members and neighbours than those in residential care, and this was borne out in our findings for JRF (Pannell, Blood & Copeman 2012).

Overall, PSSRU (Netten 2011) conclude that:

"...for about a third of people moving in to care homes, extra care housing appears to be a cost effective alternative" (p.18).

However, this does not necessarily mean that ECH will work out to be cheaper overall than residential care for each individual with high support needs, though a key question will be around who pays for what. As Baumker et al point out,

"the complexities of the funding arrangements in extra care are such that no one sector will both bear the costs and reap the benefits" (p.535)

For example, housing benefit may cover the housing element of ECH, leaving Adult Social Services responsible only for the care element (less – under the current Welsh Government policy – a contribution of up to £55 per week from the older person). In care homes, where Housing Benefit cannot be claimed, Adult Social Services would pay the total cost of the placement (less a contribution from the client up to approximately £120 per week from the older person).

A recent evaluation of the cost effectiveness of ECH for the Housing LIN in East Sussex found that

- ◆ Extra care housing is a preventative model, supporting independence and avoiding admissions into residential care;
- ◆ Extra care housing is a more cost effective model of care delivery than other models, including residential care and care in the community. The evaluation indicated that the cost of ECH was on average half the gross cost of the alternative placements.

Other significant findings included:

- ◆ When assessing where residents in the ECH schemes would live if they were not living in ECH, 63% were judged as needing residential/EMI/nursing care;
- ◆ The enabling design and accessible environment of extra care housing supported self care and informal family care, thus increasing independence;
- ◆ The importance of the on-site restaurant was emphasised, not only for nutritional and health impacts, but also as a social hub and springboard for social activities.

Although there is a limited research evidence comparing the cost effectiveness of ECH with receiving domiciliary care in the wider community for older people with higher levels of needs, HSP/IBA are working with local authorities in England to develop ECH as a more cost effective 'pathway' for older people compared to people receiving domiciliary care in the wider community.

For this group, ECH can offer a preventative option, e.g. of moving into a more supportive and accessible environment and reducing the risk of a crisis move to residential care. There is substantial anecdotal evidence from ECH providers of individuals' care packages reducing once they move into ECH. Explanations for this include: the accessibility of accommodation; the availability of meals; low level support and opportunities for social interaction with staff and other residents, and ready access to help in emergencies.

3.3. ECH: Wider Economic Benefits

The following wider potential economic benefits should also increase the economic viability and sustainability of ECH in the longer term:

Hospital usage: Kneale's (2011) analysis found that, where an average person aged 80 and above in receipt of domiciliary care in the community spends 6 nights of the year in hospital, an ECH resident with similar demographic characteristics would, on average, spend 5 nights a year in hospital.

Freeing up family housing: Kneale (2011) also argues that:

“Expanding the ECH sector as part of an effort to grow and diversify the older people’s housing market, could help alleviate the housing shortage facing young people and families through freeing up family sized housing” (p.5)

Creating a hub: When it works well as a hub for the community (and Family HA’s Hazel Court in Swansea is an excellent example of this), ECH can provide a resource for the local community. This might include:

- ◆ daytime opportunities for older people (both resident and non-resident) – there is potential for this to offer a mix-and-match alternative to a day centre;
- ◆ a base from which care, support and health staff could outreach into the community to support older people living in their own homes; and
- ◆ facilities such as a cafe, gym, meeting rooms, laundry, hairdresser, affordable guest room, etc which could be accessed by local people and groups.

Opportunities for employment/ social and local enterprise: ECH schemes create work opportunities for care, housing, cleaning staff and can also create opportunities for local social enterprises or small businesses (e.g. handyman services, hairdresser, cafe/ shop provision, depending on the models used).

3.4 Summary

- ◆ The evidence on outcomes for older people from ECH suggests that there can be benefits in relation to:
 - ◆ Functional abilities;
 - ◆ Social wellbeing;
 - ◆ Physical environment, including accessibility, safety and security; and
 - ◆ Promoting independence and feeling in control.
- ◆ The evidence suggests that ECH can be a more cost effective way of achieving these outcomes for many older people with care needs, when compared to residential care.
- ◆ ECH may also create wider economic benefits, for example: by reducing hospital usage; freeing up family housing; creating a hub for the local community; and promoting opportunities for local employment and enterprise.

4. Financial Case

Summary

ECH offers the potential for financial savings and efficiencies:

- ◆ It is more cost effective for the Council to provide care in an Extra Care Housing setting as opposed to in Residential Care. The cashable savings are projected to be between £139,362 and £156,333 per annum in Amlwch, and between £152,922 and £170,193 per annum in Llangefni (figures are dependent on the model of care delivery);
- ◆ Cost avoidance: there are further savings from not having to fund the cost of bringing the Council's residential homes to an acceptable standard. Over three years these figures are estimated as: Brwynog £257,946 and Plas Penlan £388,983;
- ◆ There would also be additional capital receipts should the homes/sites be sold.

Developing ECH in Amlwch and Llangefni is financially sustainable for the Council. It is not financially and strategically sustainable for the Council to commission ECH in Amlwch and Llangefni **and** to be a provider of residential care in these areas.

ECH is usually a more financially attractive option for older people compared with residential care; the maximum financial contribution for care within ECH is lower than that within residential care and, in addition, an older person living in ECH is entitled to the full range of welfare benefits so will usually have a higher net weekly income.

The financial case sets out:

- ◆ An explanation of extra care housing (ECH) service model and costs;
- ◆ A proposed ECH financial and savings model;
- ◆ Summary and implications;
- ◆ ECH: capital funding considerations.

4.1. ECH Service Model and Costs

4.1.1. ECH Service Model

It should be noted that the service model and financial model used initially at the ECH scheme in Holyhead, following reviews of that service, is not considered an appropriate model for future ECH development.

In order to consider the financial model for ECH it is necessary to consider the service model as this directly drives the costs within ECH. There are a wide variety of ECH service models across the UK; these models vary across the social and private sectors and are changing as

the ECH 'product' matures (from its original development in the mid 1990s) and as a result of the recession and indefinite public sector austerity.

As set out in the introduction, ECH has no statutory definition. ECH can be more usefully thought of, particularly in relation to a model for Anglesey, in terms of the key *characteristics* that make up a development and then the operational management and delivery.

The leading source of ECH sector knowledge and innovation is the Housing Learning & Improvement Network. Originally established to cover England, it has now been launched in Wales with funding from the Welsh Government in May 2014².

The most recent ECH Technical Brief³ from the Housing LIN draws on current best and developing practice in relation to the service models within ECH services. These models do reflect changing local authority commissioning and procurement approaches to ECH as well as the approach of housing associations that have and continue to experience significantly reduced public sector subsidy for build costs, as well as the increasing expectations of older people and their families.

The LIN Technical Brief to ECH refers to the growing development of a model of ECH that is defined as 'core and add-on'. In practice the 'core' element of the service model is the essential features that make ECH work (i.e. otherwise it is simply a block of flats for older people with some of those individuals receiving domiciliary care). The core service will typically comprise the provision of:

- ◆ housing management services;
- ◆ support (often previously referred to as 'housing related support')
- ◆ activities and entertainment;
- ◆ a 24/7 emergency response including on-site staff overnight;
- ◆ access to an onsite care provider
- ◆ a meals/catering service.

The 'add-on' elements are principally the care packages for individuals living at an ECH scheme as well as other 'discretionary' elements of an ECH service: in larger schemes these might include additional facilities such as gyms/leisure facilities, hairdressers, shops, as well as 'outreach' support services into the wider local community.

The most appropriate ECH service model for Anglesey in terms of commissioning and procurement considerations is considered in the Management Case section 6

However the concept of a 'core service' within ECH is applicable to Anglesey and is used as the basis for the financial and savings model (section 3). In particular, given the requirement for ECH to be an alternative to the use of residential care, it is essential that the ECH service model for Anglesey includes:

- ◆ The provision of on-site care, to meet personal care needs, as well as support.
- ◆ 24/7 staffing including overnight care staff.

² www.housinglin.org.uk/Wales

³ http://www.housinglin.org.uk/library/Resources/Housing/Support_materials/Technical_briefs/Technical_Brief_02_FundingECH.pdf

ECH is inherently different to residential care in that it provides housing rights and security; the 24/7 staffing component is a key difference compared to a package of domiciliary care provided to an older person living in their own home.

The extent to which ECH can be an alternative option for an older person or disabled person compared to a placement in residential care and/or a 'higher' package of domiciliary care (e.g. 15 hours per week or higher) is dependent on how well the 'core service' operates and particularly the provision of onsite 24/7 care staff.

The typical model of an ECH scheme is for care staff to be based on-site alongside the scheme manager and any support staff avoiding the transport and increased downtime costs associated with a community domiciliary care model. Overnight cover is typically provided by the on-site care staff as either 'waking night' or 'sleep-in', typically from 10pm until 7am (although this can vary between schemes), depending on the assessed levels of needs and risks presented by residents in terms of the likelihood of needing support during the night. Larger schemes may have more than one member of staff on duty overnight, however this is not necessarily always the case; for example the largest ECH scheme in Wales (a 120 unit housing association ECH scheme in Swansea) has 1 sleep-in member of staff overnight.

The out of hours response is provided by the on-site staff overnight; in practice this means that if a resident requires assistance during the night, when they use their alarm the alert goes through to the on-site member of staff to respond.

Models within ECH vary but typically up to 30% of residents of extra care schemes might be individuals who have levels of care needs that might traditionally have been met within residential care homes. Given that ECH schemes on Anglesey are likely to be smaller in scale, there is likely to be a need for more than 30% of residents having this level of care need to provide the economies of scale necessary to justify on-site 24/7 on-site care.

ECH schemes can also be an effective way to support some adults with learning disabilities. This can either be through the allocations policy for an ECH scheme including access to the scheme for adults with learning disabilities, or through the design including specific units or elements of the building specifically for adults with learning disabilities. This can often be a more cost effective model of housing and care than some shared housing models of 'supported living for adults with learning disabilities due to the opportunity for greater care cost economies of scale.

4.1.2. Costs and Revenue Funding in ECH

Costs in ECH and how they are funded

The financial task with ECH is in combining disparate sources and types of revenue streams to deliver a well co-ordinated cohesive service so the customer experiences an integrated and 'seamless' service. This is in essence about the *balance* of costs that will be met by a resident living in ECH and the costs that will be met by other revenue streams typically from the local authority or generated by the housing association. Table 4.1 below shows the different main cost elements in ECH, how these costs are typically funded and the funding implications for the local authority.

Table 4.1 ECH costs: how they are funded and implications for a local authority

Cost element	How costs funded	Implication for local authority
Housing costs	Via rent or leasehold purchase	For tenants (and shared equity homeowners) rent costs met by housing benefit for those eligible. No net impact for LA.
Management and maintenance costs	Via service or management charges levied on residents	For tenants (and shared equity homeowners) rent costs met by housing benefit for those eligible. No net impact for LA
Support costs, including community alarm	Via a support charge levied on residents and/or revenue from the local authority;	Typically funded by local authority for those residents who are receiving housing benefit.
Care costs	Via care funding from the local authority net of any contributions from individual residents;	Funded by the local authority for those residents who have assessed eligible care needs, net of individual contributions.
Cost of providing meals service	Via service charges levied on residents or direct usage charges (some housing associations outsource the catering service);	Met directly by residents and any subsidy from the housing association (varies in practice). No net impact for LA.
Cost of leisure, social and health activities	Via service charges levied on residents or direct usage charges (some housing association outsource the leisure and health related services).	Met directly by residents. No net impact for LA.

Table 4.1. shows that the key funding elements in ECH for the local authority are the care and support costs, or at least a proportion of these costs, dependent on the contributions of residents towards the cost of care and the cost of support.

However it is increasingly important for local authorities and housing associations to consider the balance of costs that fall on to residents to fund directly. Factors driving this are:

- ◆ As Welsh Government grant funding for social housing reduces it is expected that more units in ECH scheme will need to be offered for outright sale and shared equity sale, in order to help subsidise the development and build costs.
- ◆ The need to attract the widest range of older people to ECH including those who are currently home owners and who are unlikely to be eligible for housing benefit if moving into an ECH scheme so would be liable for the full service charges and support costs.

This is an important consideration because the affordability of ECH for current and potential residents is an important factor in ensuring the long term viability of an ECH scheme.

To clarify the position table 4.2 sets out the range of costs and related financial assistance available for and the distinction between both tenants and owner-occupiers in ECH.

Table 4.2. The cost components in extra care housing: tenants and owners

Costs	Tenants	Owner occupiers
Housing and housing maintenance/management costs	Rent and service charges paid by the individual but may be covered wholly or partly by (means tested) housing benefit	To be met from pension/other personal resources. A shared owner eligible for housing benefit can get housing management and maintenance costs met by HB provided the lease is correctly drawn
Individual heat, lighting, power, water charges	To be met from pension/other personal resources	
Council tax	To be met from pension/other personal resources – means tested council tax reduction scheme may apply. Single person rebate and disability reduction may apply as appropriate	
Support	Possibly met by local authority (historically via Supporting People grant). Otherwise from pension/own resources	Historically support costs met by owners from own resources
Personal care and support	Dependent on eligibility for local authority care funding otherwise to be met from pension/other personal resources plus any attendance allowance/disability premiums.	
Help with domestic tasks, e.g. cleaning (non personal care)	Typically paid for from pension/other personal resources which could include Attendance Allowance.	

Costs in ECH

Actual costs within ECH schemes vary considerably typically depending on the size of the scheme and the range of facilities provided. To set costs in context, table 4.3 shows costs within ECH schemes covering rent, service charges and support charges. This is drawn from Continuous Recording (CORE) of lettings and sales in social housing in England, however comparative costs for ECH schemes in Wales are likely to be similar.

Table 4.3. Costs for extra care housing from CORE data across England (per week)

SOCIAL RENT ECH	Rent	Service Charges	Support Charges	Total costs (excluding additional Care/ support)
lower quartile	£65	£20	£10	£95
average	£78	£35	£17	£130
upper quartile	£90	£50	£30	£170

Source: Pannell, J. & Blood, I. (2012) *Supported housing for older people in the UK: an evidence review*

The comparative costs of the ECH scheme that was developed recently in Holyhead are:

- ◆ Rent p/w: £89/1 bed or £95/2 bed
- ◆ Service charge p/w: £58.62
- ◆ Support charge p/w: £32.24

As noted in section 4.1.1. this ECH scheme has a service and funding model, i.e. a level of funding from IoACC, that is not consistent with how IoACC wishes to develop ECH schemes in future. It was developed without an on-site care team and with funding from IoACC 'skewed' towards support costs. However comparison with the table above (which is from 2012) shows that although rent, service charges and support charges are within the upper quartile, they are consistent with other social rent (housing association) ECH schemes.

Similarly more recent work by HSP and IBA for the Joseph Rowntree Foundation and commercial consultancy for local authorities reflects that current housing association ECH schemes (outside of London) are charging rent, service charges and support charges that are consistent with those in table 4.3 above. Exceptions to this are typically in relation to some larger retirement village developments where weekly service charges are higher (up to £100 p/w in some cases) reflecting the very high specification of the social, communal and leisure facilities that have been included in such schemes. ECH schemes on Anglesey are likely to be smaller in scale with fewer of these types of facilities.

The costs of care provide within ECH have been met by local authorities in a variety of ways, however traditionally this has often been through some form of 'block contracting' arrangement with a volume of care hours specified within an agreed price. However the type of service model outlined in section 4.2.1. (above), a 'core service' with care as an 'add-on', is increasingly leading to local authorities, particularly in the context of citizen directed support and take-up of Direct Payments, to ensuring that care is available at a clear and transparent hourly rate, both for local authorities to purchase or for older people to purchase, either with a Direct Payment or as full self funders. Section 3 (below) develops this further as part of a financial and savings model.

Given that ECH on Anglesey needs to be an alternative to the use of residential care, it is necessary to understand the costs of residential care and also, importantly, the relationship between the cost of residential care and domiciliary care to IoACC.

Table 4.4. IoACC: average costs of residential care and domiciliary care

Average residential care costs	Average domiciliary care costs
<ul style="list-style-type: none"> ◆ Cost per week £453.00 ◆ Client contribution £120.00 ◆ Net cost per week to IoACC £333.00 	<ul style="list-style-type: none"> ◆ Hourly rate £14.50 (external providers) ◆ Client contribution: up to £55 per week (maximum weekly contribution based on Welsh Government policy).

Table 4.5 (below) shows the ‘tipping point’ at which it becomes more cost effective for IoACC to fund an older person in residential care compared to funding domiciliary care to maintain a person to live in the community.

Table 4.5. Comparison of costs of domiciliary care and residential care to IoACC

Domiciliary care Hours p/w	Domiciliary care: net cost to IoACC	Residential care: cost to IoACC
10	$(10 \times £14.50 - £55) = £90.00$	
15	$(15 \times £14.50 - £55) = £162.50$	
20	$(20 \times £14.50 - £55) = £235.00$	
25	$(25 \times £14.50 - £55) = £307.50$	
27	$(27 \times £14.50 - £55) = £336.50$	£333.00
30	$(30 \times £14.50 - £55) = £380.00$	

Table 4.5 shows that once an older person is receiving over 27 hours per week of domiciliary care it becomes more cost effective for IoACC to fund a residential care placement for that individual. In the context of an ECH scheme, the same principle will apply (although this will depend on the domiciliary rate per hour funded within an ECH scheme) and the extent to which the supportive ‘environment’ within an ECH scheme can help to reduce, or slow the growth of, the amount of domiciliary care a person needs particularly compared to receiving domiciliary care but not living in ECH.

4.2. ECH Financial and Savings Model

4.2.1. ECH Financial Model

A viable financial model for ECH on Anglesey is based on the circumstances where ECH can be a lower cost alternative to other care models, specifically residential care and, potentially, domiciliary care in the community.

The circumstances in which ECH can be a lower cost alternative to residential care are where the mix of a supportive environment with 24/7 on-site care provision means that the amount of care required by an older person can be achieved at lower cost than a placement in residential care (as distinct from nursing care).

The circumstances in which ECH can be a lower cost alternative to domiciliary care in the community are based on the point at which domiciliary care in the community is at risk of reaching or has reached the 'tipping point' where a residential care placement becomes more cost effective; and where domiciliary care within an ECH scheme is paid at a lower rate than domiciliary care in the community (the rationale for this is that there are no transport costs incurred delivering domiciliary care in an ECH scheme and the provider also has the opportunity to grow and develop a 'critical mass' of care hours in an ECH scheme which it is harder to do to a dispersed population in the wider community).

A financial model for ECH is set out in the attached spreadsheets, one for Amlwch and one for Llangefni. It is based on:

- ◆ Providing a 'core service' which has funding from IoACC covering support (often previously referred to as 'housing related support') and on-site overnight care staff (effectively providing a 24/7 response);
- ◆ On-site care staff funded at an agreed hourly rate by IoACC for eligible clients.

The intention is to have a financial model as a basis for IoACC to determine its investment in an ECH scheme in a way that is consistent across all extra care schemes that may be developed on Anglesey, and that reflects a reasonable contribution towards the costs of providing the 'core service' by the ECH Provider and provides value for money for the Council.

The full set of assumptions under-pinning the financial and savings model are set out in Annexe 1.

4.2.2. ECH Financial Model: Estimated savings

The financial model for ECH is set out in the attached spreadsheets, one for Amlwch and one for Llangefni. These are based on:

- ◆ The ECH service model set out in section 4.1.1. (above)
- ◆ The assumptions in Annexe 1.

In addition to the assumptions above, it is also assumed that an ECH scheme in Amlwch will provide an alternative to the Brwynog residential home and that an ECH scheme in Llangefni will provide an alternative to the Plas Penlan residential home.

Brwynog has 29 places and Plas Penlan has 27 places. It is assumed that a high proportion of these places will be provided for in an ECH scheme as an alternative.

For both an ECH scheme at Amlwch and Llangefni the financial model assumes that the overnight staff provision model can be either 'sleep-in' or 'waking night' depending on the assessed level of needs of the residents.

Table 4.6 summarises the estimated potential savings from developing an ECH scheme in both Amlwch and Llangefni as an alternative to residential care and domiciliary packages in the community for some clients.

Table 4.6. Estimated potential savings

Overnight staff model	Amlwch (assumes ECH scheme of 48 units)	Llangefni (assumes ECH scheme of 60 units)
	Estimated savings per annum	Estimated savings per annum
Sleep-in (1 staff)	£156,633	£170,193
Waking Night (1 staff)	£139,362	£152,922

Source: Spreadsheet/annexes for Amlwch and Llangefni

Note:

- ◆ For Amlwch the split between IoACC clients diverted from residential care and care packages in the community is 70%/30%
- ◆ For Llangefni the split between IoACC clients diverted from residential care and care packages in the community is 60%/40%

The summary in table 4.6 shows that estimated potential savings from developing ECH are:

- ◆ Amlwch. Based on a 48 unit scheme, between £139,362 and £156,633 per annum
- ◆ Llangefni. Based on a 60 unit scheme, between £152,922 and £170,193 per annum

The estimated potential savings are affected primarily by:

- ◆ The size of the scheme (number of units);
- ◆ The proportion of the total units that are filled by IoACC clients eligible for care funding;
- ◆ The balance of IoACC clients between those clients 'diverted' from residential care and those clients who have domiciliary packages in the community;
- ◆ The model of overnight staffing.

4.2.3. IoACC Residential Care Homes: ECH as an alternative Service Model

The Council plans to rationalise the six care homes that it operates. Table 4.7 summarises the financial implications of decommissioning, i.e. disposal or transfer to another provider, of the Brwynog home in Amlwch and the Plas Penlan home in Llangefni.

The previous financial assessments by the District Valuer for both homes either for sale as a going concern or in terms of a sale of a cleared site for redevelopment are shown below.

Table 4.7. Financial implications of sale of homes

	Brwynog	Plas Penlan
For sale as a going concern	£675,000	£591,000
Sale of a cleared site for redevelopment	£30,000	£230,000

Source: Transformation of Residential Care Services on Anglesey – A Business Case, 2012

Table 4.8 (below) summarises the potential cost avoidance implications of decommissioning Bwrynog and Plas Penlan (in relation to non care costs).

Table 4.8. Cost avoidance: implications of decommissioning Council residential homes

	Brwynog	Plas Penlan
Cost avoidance		
Immediate minimum cost of bringing property to acceptable standard (year 1)	£117,946	£208,983
Investment required to maintain standards (Year2 and Year3)	£140,000	£180,000
Cost avoidance: total	£257,946	£388,983
One off decommissioning costs		
Estimated Redundancy costs (one off)	£110,764	£144,029
Additional estimated pension costs for staff >55 (one off)	£40,000	£120,000
Costs of securing additional private sector care home places as a result of decommissioning (one-off for up to 1 year)	£77,342	£75,164
Sub total	£228,106	£339,193

Source: Transformation of Residential Care Services on Anglesey – A Business Case, 2012

Assumptions:

A majority of the capacity lost, if both homes close, is provided at new ECH schemes.

Costs of securing additional private sector care homes as a result of decommissioning: it has been assumed that 25% of clients may need to be placed in private sector care homes

No TUPE implications are assumed

All figures are for 2012/13

The principal financial gains are:

- ◆ The potential capital receipts from disposal or transfer;
- ◆ The non care related cost avoidance from decommissioning both homes.

4.3. Summary and Implications

Summary Amlwch: Developing an ECH scheme and closure/transfer of Brwynog

- ◆ Developing ECH: Estimated cash savings of £139,362 - £156,633 per annum
- ◆ Cost avoidance (over 3 years) from decommissioning Brwynog: £257,946
- ◆ Sale of site: Estimated capital receipt of £30,000
- ◆ Sale as going concern: estimated capital receipt of £675,000

Summary Llangefni: Developing an ECH scheme and closure/transfer of Plas Penlan

- ◆ Developing ECH: Estimated savings of £152,922 - £170,193 per annum
- ◆ Cost avoidance (over 3 years) from decommissioning Plas Penlan: £388,983
- ◆ Sale of site: Estimated capital receipt of £230,000
- ◆ Sale as going concern: estimated capital receipt of £591,000

The proposed ECH service and funding model is based on a higher than is usual proportion of clients with high care needs (those 'diverted' from residential care).

ECH is not an 'easy' option to achieve savings; the process of achieving savings from moving to a reliance on residential care to use of ECH needs to be managed carefully, both strategically and operationally. ECH can deliver savings as an alternative to using residential care for some older people if:

- ◆ The savings model is clear and realisable;
- ◆ Non IoACC funding streams available in ECH are maximised, i.e. charges levied by the ECH provider, maximising the benefits of residents and the ECH provider maximising earned income from the use of the facilities;
- ◆ The proposed funding model can be delivered in practice by an ECH provider;
- ◆ IoACC ensures there is a 'jointly commissioned' service model in terms of care and support.

The quality of the operational service within an ECH and the extent to which the baseline support is 'enabling' is crucial in creating the environment where residents' independence is maximised and dependence on direct personal care minimised. This includes the extent to which the available overnight support within an ECH scheme can manage care needs that occur during the night (this will typically determine whether it is sleeping-in or waking night).

Social worker/care manager practice has a crucial influence on the extent to which ECH can be used as a viable alternative to residential placements and high domiciliary care packages; in part this is usually a mix of awareness of the scope of ECH, the higher levels of dependency that can be accommodated and continuing to provide assistance once an older person moves into ECH to monitor the effectiveness of the support and care package (as

well as other informal support that often occurs within ECH schemes, e.g. from families and neighbours).

ECH needs to be a sufficiently attractive alternative (for an older person) to both placement in a residential care home and a high package of domiciliary care in a person's current home.

4.4. ECH: Capital Funding

Public funding to subsidise the capital costs of extra care housing development in the form of Social Housing Grant available to RSLs is likely to be reduced in the current environment of very constrained public finances.

The projected growth in the older population with increasing prevalence of illness and disability, combined with relatively high levels of home ownership, means that more people will be able and most likely be expected to pay for or towards both a home within an extra care housing development as well as towards some of the care, support and other services.

The funding context for the future development of extra care housing is:

- ◆ In order for extra care development to be viable consideration will need to be given by a development partner to a greater proportion of the units developed being for leasehold sale, either outright or through some form of shared ownership.
- ◆ In order for this to happen, older people who are currently owner occupiers will need to find new extra care developments sufficiently attractive to want to purchase an apartment.
- ◆ However RSLs in Wales have struggled to sell units in extra care housing schemes. Working both with RSLs and other organisations that have been successful in selling extra care housing elsewhere will be essential to deliver schemes in future.
- ◆ Provision of affordable rented units in new extra care development, in the context of the reducing availability of Social Housing Grant, may need to be funded in part through subsidy from units for sale and/or contributions of land at below market value.

Site selection reports have been undertaken by the Council in relation to developing ECH in Amlwch and Llangefni. A preferred site has been identified in Amlwch, land in the Council's ownership at Maes Mona. A preferred site has not yet been identified in Llangefni.

In order for ECH development to be sufficiently financially attractive to a development partner, it is likely that preferred sites within the Council's ownership will need to be made available to a development partner at below market value. Any such financial contribution will require an assessment of the financial payback period to the Council based on an assessment for the projected cashable savings and the projected cost avoidance associated with developing and using ECH instead of using residential care.

5. The Commercial Case

Summary

Older people who gave their views did not want to live in a residential care home.

Older people put a very high value on maintaining their independence.

The option to 'downsize' to smaller, more manageable, accessible and conveniently located properties, such as ECH, should prove attractive to significant numbers of people

Housing Associations that were consulted all consider Anglesey to be a suitable location for ECH development, however whilst they are interested in developing ECH in Llangefni none of them are committed at that this stage to developing ECH in Amlwch.

This section of the business case assesses the commercial case for ECH in Amlwch and Llangefni. This was undertaken through 'reality testing' the assumptions and proposed ECH model by:

- ◆ Facilitating discussions about extra care housing with two groups of older people at the Age Well centre in Amlwch and one group in Llangefni (consisting of members of the Over-50s Group's steering group). Each of these three groups had between 6 and 12 participants;
- ◆ Analysing the 212 responses to the council's 'Have your say' questionnaire which went out to people in the Amlwch catchment area. The sample represented a good mix in terms of age groups, gender, tenure and those who had lived in Anglesey all or most of their lives, compared to those who had moved into the area to retire. A 'Have your say' market testing questionnaire is currently underway for Llangefni.
- ◆ Undertaking discussions with local RSL partners of the Council in relation to the proposed model/s of ECH and testing the feasibility of developing in Amlwch and Llangefni.

5.1. Demand for ECH: Older People's Views

94% of the survey respondents felt that their current home was suitable for them now but only half were confident that it would remain so in future. The size of the garden and house were the most common explanations for this (with 42 and 34 people mentioning these respectively); the cost of maintaining/ heating the property came next (with 21 people mentioning both); the inaccessibility of the property or its isolated location were mentioned by a smaller but still significant group of people (18 and 11 respectively). This suggests that options to 'downsize' to smaller, more manageable, accessible and conveniently located properties should prove attractive to significant numbers of people. Demonstrating or guaranteeing that heating and maintenance costs would be lower in extra care housing than in a typical 3-bed home could be also be a persuading factor for some.

5.1.1. Attitudes to residential care and ECH as an alternative to it

All the people we spoke to were very clear – they did not want to live in a residential care home. Most people understood the difference between residential care, in which “a person just has their room with lots of people sitting on chairs in a large communal room”, versus ECH where you have your own space and privacy. Most people we spoke to put a very high value on maintaining their independence, for example through being able to cook, clean and look after themselves, and being able to come and go as they pleased, with space to entertain and pursue their hobbies. Many of the older people we spoke to had a good level of knowledge and understanding about ECH and how it works. However, some felt there would always need to be some more intensive care settings for those who had advanced dementia and/or needed nursing care.

5% of survey respondents said they were already living in a care home and there were four positive comments specifically relating to the service received at Brwynog. The majority of people said they would prefer to remain in their own home (or move to a smaller/ more accessible house) and receive support at home if they developed care needs. Of the other options, moving to sheltered housing was slightly more popular than extra care housing in Amlwch and moving in with family. Moving to residential care, followed by moving to extra care housing in another area were least popular. However, as the members of the Llangefni focus group pointed out, “people need to know what extra care housing is to be able to express an opinion about it”.

Interestingly, when we asked people how important some of the individual features of extra care housing would be to them if they were to consider moving, the results were clear. 93% said that ‘living independently (i.e. having your own front door, kitchen, lounge, etc) even if you needed support from others’ would be ‘very important’; the remaining 7% said it would be ‘quite important’. This and the third most popular factor ‘(being able to live with a partner and/or have friends or family to stay overnight)’ are probably the two main differences between housing and residential care models. The second most important factor would be ‘knowing that care and support are on-site and help can quickly be called day or night’ – this is the key distinction between sheltered and extra care models.

However, some of those we spoke to raised questions and concerns about how ECH would fit in with and impact on the rest of the social care system. Would this reverse the council’s current policy of trying to support you in your own home as far as possible? Was this part of or different from the council’s plans around ‘community hubs’ and what would the implications of this be for the popular and vital Age Well services? Would ECH just be for people with dementia? We encountered some mistrust of the council: clarity and transparency will be vital moving forwards and people may be more willing to work with a housing association.

5.1.2. Affordability

Those we spoke to were concerned about whether they would be able to afford all the additional service charges and potential costs of care on top of the basic rent/ initial cost of buying a leasehold unit. They felt there was a lot of uncertainty in relation to the long term affordability of ECH, though most agreed that really clear information about exactly what ECH would cost should help them to make decisions about this.

In the survey, more people reported being concerned about the affordability of *care* in future than the affordability of fuel/ heating or the general cost of living. 57% expected to have to pay towards the cost of care and were not confident they would be able to afford this comfortably.

5.1.3. Tenure

The survey responses in relation to tenure were interesting. 70% of all respondents said they were owner occupiers and the vast majority of them wanted the option to move to somewhere that they owned or part-owned if they needed to move. 66% of owner occupiers said this was 'very important' and 21% said it was 'quite important'. This does not necessarily mean that these people would all consider buying a unit in an extra care scheme but it does emphasise the importance of offering this option if around half of older people are not to be immediately put off by the fact that this tenure option is not available.

In our conversations with local older people, some people said they might consider buying a leasehold property in an ECH development if it was sufficiently attractive and affordable; however they were also aware of some of the issues around sinking funds, exit fees and one-off maintenance charges and said they would need clear information from a provider they felt they could trust.

The nature of the housing market is also an issue – house prices, particularly in Amlwch were reported to be relatively low and it can take a long time to sell properties, both here and sometimes in Llangefni. Some felt this might be a barrier to buying an apartment in ECH. Some people would be interested in any 'scheme' a housing association or the Council could develop to help people to sell. Most people agreed with the idea of a mixed tenure model – i.e. one which contains options for people in different financial circumstances and with different tenure preferences.

5.1.4. Components of a good ECH scheme

When survey respondents were asked to rate the importance of 8 different aspects of a place they might consider moving to in future, considerations about location were ranked fourth and fifth, with access to shops, health, leisure, etc., followed by access to public transport. In our conversations with older people in Amlwch and Llangefni, people felt that a good (ideally fairly flat) location with a pleasant outlook, close to amenities and public transport would be very important if an ECH scheme were to be attractive. People understood that additional shared facilities pushed up charges and might not be feasible in a smaller scheme; they recognised the need to strike a balance between affordability, scheme size and creating something luxurious.

If all or most of the features that mattered most to people were available, 65% would consider living in Amlwch, 9% in Llangefni, 18% said 'anywhere on Anglesey' and 17% gave alternative locations on the island (there was no clear pattern here). Some ticked more than one of these options; however 19% said they would not consider moving.

In our conversations, people stressed the importance of excellent management and careful allocations if a balanced and harmonious community of people across a range of age groups, with a range of support needs (including dementia) and possibly including social tenants and leaseholders is to be achieved. Some expressed concerns about who might move in next door and whether entry criteria might end up being relaxed (as in some sheltered schemes)

if there were problems with demand in future. Clarity about eligibility (in terms of age, local connection, and care needs) and whether pets are allowed will be important.

5.1.5. Next steps

There was a general sense that the council needed to do 'lots of research' to get all of this right. Specifically, people felt that there was a need for further 'market research' with local people and that existing groups of older people should be involved in the developing plans. People were keen to hear more about the different types of models and have the opportunity to understand them and feedback their views.

5.2. Developing ECH: Registered Social Landlords

Meetings were held individually with three local housing association (RSL) partners:

- ◆ Pennaf Housing;
- ◆ North Wales Housing Association;
- ◆ Grŵp Cynefin.

Discussions were held in relation to:

- ◆ Evidence of need for ECH in Amlwch, Llangefni and other locations in Anglesey;
- ◆ Models of ECH;
- ◆ Financial considerations including tenure mix;
- ◆ Commissioning considerations;
- ◆ Sites and locations.

The outcomes of these meetings is summarised in table 5.1 (below).

Table 5.1 Summary of outcome of RSL meetings

	Pennaf Housing	North Wales Housing Association	Grŵp Cynefin
Evidence of need for ECH in Amlwch, Llangefni and other locations in Anglesey	Accepted need for ECH in Anglesey in a 'south of the island' location and Llangefni. Did not accept evidence of need for ECH in Amlwch	Accepted need for ECH in Anglesey in a 'south of the island' location and Llangefni. Did not accept evidence of need for ECH in Amlwch	Accepted need for ECH in Anglesey in a 'south of the island' location and Llangefni. Did not accept evidence of need for ECH in Amlwch
Models of ECH	At existing schemes they are landlord and support provider at some schemes (depending on local authority commissioning arrangements). Care providers are either the local authority or a local authority appointed provider	At existing schemes they are landlord and support provider at some schemes (depending on local authority commissioning arrangements). Care providers are either the local authority or a local authority appointed provider	At existing schemes they are landlord and support provider at some schemes (depending on local authority commissioning arrangements). Care providers are either the local authority or a local authority appointed provider
Financial considerations including tenure mix	All existing scheme are for rent. Have no track record of sales within ECH schemes.	All existing scheme are for rent. Have tried to a limited extent to encourage sales and shared equity sales but not successfully to date.	All existing scheme are for rent. Have no track record of sales within ECH schemes.
Commissioning considerations	Interested in either being landlord and support provider or just landlords. No interest in becoming a domiciliary care provider.	Interested in either being landlord and support provider or just landlords. May consider becoming a domiciliary care provider in the future.	Interested in either being landlord and support provider or just landlords. Actively considering becoming a domiciliary care provider in the

	Pennaf Housing	North Wales Housing Association	Grŵp Cynefin
	<p>Willing to consider a model of ECH that includes a 'community hub'. Pennaf are currently developing a scheme in Wrexham that will include a 'health hub' although final details to be confirmed.</p>	<p>Willing to consider a commissioning model where landlord also provides support/overnight support with domiciliary care made available clients via direct payments.</p> <p>Willing to consider a model of ECH that includes a 'community hub'</p>	<p>future including within ECH. Willing to consider a commissioning model where landlord also provides support/overnight support with domiciliary care made available clients via direct payments.</p> <p>Keen to include a 'community hub' as part of a model of ECH.</p>
Sites and locations	<p>Expressed interest in developing ECH in a 'south of the island' location but not Llangefni or Amlwch.</p>	<p>Expressed interest in developing ECH in a 'south of the island' location and Llangefni but not Amlwch. Aware of possible sites in Llangefni but do not assess as suitable.</p>	<p>Expressed interest in developing ECH in a 'south of the island' location and Llangefni but not Amlwch (however see below regarding potential Joint Venture Partnership).</p>

In summary the RSL interests in developing ECH in Anglesey are:

- ◆ Pennaf – ‘south of island’ (location to be determined);
- ◆ NWA – Llangefni and ‘south of island’ (location to be determined);
- ◆ Grŵp Cynefin - Llangefni and ‘south of island’ (location to be determined).

All the discussions with RSLs were very constructive and all consider Anglesey to be a suitable location for ECH development, however none of them are committed at that this stage to developing ECH in Amlwch.

Grŵp Cynefin may consider Amlwch (potentially) if it was part of what they term a ‘joint venture partnership’ with the Council. They see this as an alternative funding and business model (between them and the Council) where both parties put together a ‘joint venture partnership’, committing funding by both parties, and then seek private sector investment in, potentially, a number of ECH schemes.

Alternative options for consideration to achieve some form of ECH in Amlwch could include; in summary:

- ◆ Develop ECH at Llangefni and at a ‘south of island’ location first and then determine if a partner can be persuaded to develop at Amlwch;
- ◆ Consider using the ‘joint venture partnership’ model suggested by Grŵp Cynefin;
- ◆ Assess and cost the potential for using the existing Council sheltered scheme at Amlwch as ECH (but on a smaller scale than a new build ECH). This would require an assessment of the scheme/assets (as has happened at a sheltered scheme in Llangefni) to assess the feasibility, costs, and site suitability for some limited new building alongside the existing housing units.
- ◆ Identify and enter discussions with private sector developers to test their willingness to consider developing ECH in Amlwch;
- ◆ Testing the feasibility of offering the residential home, Brwynog, to potential ECH development partners as part of a larger development opportunity in Amlwch.

Whilst all of these may be potentially possible they do not provide an identifiable extra care delivery partner for Amlwch at this stage.

NWA and Grŵp Cynefin are potential delivery partners for ECH in Llangefni.

NWA, Pennaf and Grŵp Cynefin also consider the ‘south of island’ to be a potential location for an ECH scheme.

6. The Management Case

Summary

Key considerations in relation to commissioning ECH include:

- ◆ The requirement for ECH to provide a viable alternative to the use of residential care services;
- ◆ The need to deliver financial savings and efficiencies for the Council;
- ◆ To attract RSLs or other organisations to consider developing ECH in Anglesey;
- ◆ To avoid the commissioning 'model' adopted at Penucheldre.

An integrated 'core service', consisting of 24/7 on-site support and overnight care staffing, combined with personalised 'add-on' packages of domiciliary care as necessary should enable an ECH scheme to act as an effective (and generally cheaper) alternative to residential care.

The Council will work within the appropriate procurement guidelines to ensure that best value is achieved and due process is followed.

This section sets out the commissioning and procurement considerations and options to develop ECH in Amlwch and Llangefni.

6.1. Commissioning framework: Housing, accommodation and related support for older people

The IoACC report *Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support* sets out a commissioning framework as a 'model' for how the council will commission, provide and influence services in order to achieve its priorities and meet the needs it has identified amongst the older persons population. From the assessment of need and the expectations amongst older people and those who will become older people by 2033, (as set out in *Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support*) it is clear there is a requirement for a wider and more attractive range of housing, care and support options to those that exist currently.

ECH needs to be part of a whole system of provision both of care and housing services. The future development of housing and appropriate support and care services are mutually dependent: housing based alternatives to registered care need to support an ageing and increasingly frail population and promote a culture of independent living.

There is also a need to ensure that developments regarding Extra Care Housing have a strategic fit with the use of the Council's Sheltered Housing in helping to meet a range of housing, care and support needs, (an assessment of the role of the Council's Sheltered Housing is outside the scope of this business case).

Table 6.1 (below) sets out a suggested framework for understanding the 'menu' of different housing, accommodation and related support options.

It is proposed that this 'menu' is used as a framework for future commissioning of housing, accommodation and related support services for older people. This is not intended to be exhaustive: it is about having a *range* of housing and accommodation options available.

This framework responds to the following trends and expectations

- ◆ Most older people will live in their own homes in the community with domiciliary care packages as required;
- ◆ Some older people will live in ECH including those with care needs who would otherwise have needed to move to registered residential care;
- ◆ The use of registered residential care is declining as older people are supported in their own homes. This trend will increase as ECH is developed;
- ◆ Registered nursing care and dementia care homes will provide an option for those older people who have levels of care and nursing related needs that cannot be met in people's own homes or in ECH.

Table 6.1 Commissioning Framework: Housing, accommodation and related support services for older people

Types of care/support	Types of housing/accommodation				
	Mainstream housing	Designated older people’s housing. Sheltered housing (for rent) Retirement housing (for sale)	Extra care housing (including upgraded sheltered housing) Assisted living (private sector extra care)	Housing based provision for dementia (part of extra care housing)	Registered nursing care and complex needs/ dementia care
Telecare	Tiered Telecare packages available		Telecare and on-site response	Telecare and on-site response	N/a
Domiciliary care (including 24/7 care)	Care in a person’s own home based on need		On-site 24/7 care	On-site 24/7 care	On-site 24/7 care
Support/housing related support	Support in a person’s own home based on need		On site support	On site support	N/a
Respite provision	In community or available at extra care housing/registered care schemes		Potentially based on site	Potentially based on site	Potentially based on site
Community hub model			Potential base for community hub		

Based on Anglesey Older People Needs Assessment 2013-2033. Housing, Accommodation and Related Support

6.2. Commissioning arrangements for ECH: Commissioning options

Local authorities have adopted a variety of commissioning approaches and 'models' for commissioning ECH. These have tended to be led by the funding 'streams' that pay for the elements of ECH (e.g. Supporting People funding for 'housing related support' and Adult Social Services for care funding) rather than being based on an explicit commissioning framework and the desire to commission a service that is 'seamless' from a residents perspective.

Table 6.2 below summarises the principal commissioning options.

Table 6.2. ECH Commissioning Options

Option	Commissioning 'model'	Commentary
1	<ul style="list-style-type: none"> ◆ Housing provision – RSL ◆ 'Housing related support' provision – RSL or another provider ◆ Care provision including overnight care staff – separate care provider (independent sector or local authority) On-site or off-site 	<ul style="list-style-type: none"> ◆ Distinct and separate providers for different elements of the service ◆ Separation of housing from support and care ◆ Care has tended to be procured separately using 'block' contracts. ◆ Less flexible for residents in terms of using Direct Payments to purchase care ◆ Local authority tends to be 'locked' into less flexible cost model associated with 'block' contracts ◆ Block contracts for care offer care providers certainty and financial security ◆ Housing provider has no control over the care provider in their ECH scheme (although they may have had role in appointment with the LA) ◆ Potential for a less seamless service for residents. ◆ Local authority has separate contracts for support and care.
2	<ul style="list-style-type: none"> ◆ Housing provision – RSL ◆ 'Housing related support' provision – RSL ◆ Care provision including overnight care staff – separate care provider (independent sector or local authority). On site. 	<ul style="list-style-type: none"> ◆ Separation of housing and support from care provision ◆ Care has tended to be procured separately using 'block' contracts. ◆ Less flexible for residents in terms of using Direct Payments to purchase care ◆ Local authority tends to be 'locked' into less flexible cost model associated with 'block' contracts ◆ Block contracts for care offer care providers certainty and financial security ◆ Housing provider has no control; over the care provider in their ECH scheme (although they may have had role in appointment with the LA) ◆ Potential for a more seamless service for residents. ◆ Local authority has separate contracts for support and care
3	<ul style="list-style-type: none"> ◆ Housing provision – RSL ◆ Core 'service' including support (wider definition than 'housing related support') and overnight care staff provision – RSL or care 	<ul style="list-style-type: none"> ◆ Housing provider is both landlord and responsible for ensuring the provision of the 24/7 'core service' in an ECH scheme – support and overnight staff provision. ◆ Support is more flexible than definitions based on 'housing related support' ◆ Boundaries between support staff and staff providing the overnight service are removed ◆ Residents who need care can opt to receive a Direct Payment to purchase their care from on-site

Option	Commissioning 'model'	Commentary
	<p>partner</p> <ul style="list-style-type: none"> ◆ Care provision – Care provider either independent sector or RSL managed. On-site. 	<p>care provider (or another care provider) or instruct the Council to purchase it on their behalf</p> <ul style="list-style-type: none"> ◆ Domiciliary care model within ECH mirrors model for domiciliary care in the community ◆ On site care provider may be the RSL or another care provider ◆ Local authority has contract with the RSL for the delivery of the ECH service and the outcomes to be achieved. ◆ Local authority does not have block contracts for care provision ◆ Local authority has certainty about its level of funding for 'core service' but only funds care that is needed (rather than through a 'block contract') ◆ RSL has the responsibility for ensuring the delivery of a 'seamless' service to residents.

This is not intended to be exhaustive: it is possible to vary these housing, care and support options.

Key considerations in relation to commissioning ECH include:

- ◆ The requirement for ECH to provide a viable alternative to the use of residential care services;
- ◆ The need to deliver financial savings and efficiencies for the Council;
- ◆ To attract RSLs or other organisations to consider developing ECH in Anglesey;
- ◆ To avoid the commissioning 'model' adopted at Penucheldre.

Although it could be possible to employ each of the three commissioning options in the table above to seek to be consistent with these considerations, Option 3 is likely to provide the most consistent 'fit' with these considerations.

Avoiding the use of block contract for domiciliary care within ECH is a key mechanism for managing the care costs within an ECH scheme as the Council effectively controls both the assessment process that determines eligible need and the cost of care: the Council only funds care that is delivered based on residents' assessed eligible needs. There is also scope to further manage these costs by strict oversight of all domiciliary care packages within an ECH scheme by a social worker/s. It is assumed that the Council will not be a provider of domiciliary care within ECH schemes.

The integrated 'core service' model of 24/7 support and overnight staff provision ensures that an ECH scheme has in place the core building block to be an effective alternative to using residential care with packages of domiciliary care that can be individualised and are flexible to meet individuals' specific needs (within the constraint of being at a lower cost compared with a placement in residential care).

An advantage for the Council is that it places the responsibility on a RSL to manage and deliver the ECH service with the potential to also be the care provider or to appoint an on-site care provider with the Council. The advantage for a RSL is that they have control over what happens in their ECH scheme rather than having a care provider externally appointed by the Council.

The funding for such an integrated 'core service' would typically be from a mix of Adult Social Services and Supporting People funding but with the intention of having a jointly commissioned service model. It avoids separate commissioning of 'housing related support' and care being based on 'artificial' funding stream distinctions with the aim of providing a 'seamless' service experience for residents.

6.3. ECH: Specification

The specification for ECH is intended to guide what extra care housing should be like as an attractive proposition to older and disabled people. This should guide new build development, however a pragmatic approach will need to be taken to upgrading existing sheltered housing schemes in terms of how 'close' an upgraded scheme can get to these features. The table at Annexe 2 summarises the suggested 'essential' and 'desirable'

components of extra care housing for both new build and upgrading/redevelopment of sheltered housing.

For economic reasons the usual minimum size of a financially viable development is about 50-60 properties. However given the small size of most settlements in Anglesey and the need to be flexible to site constraints and what RSLs are able to develop smaller schemes will need to be developed.

6.4. Procurement Considerations

There are a number of approaches that the Council can adopt to procure ECH:

- (A) A formal procurement exercise to select appropriate providers (such as but not limited to housing organisations) that the Council will work with to deliver the required ECH;
- (B) Where there is Social Housing Grant involved, work with an 'approved list' of a RSLs that the Council can work with to deliver the required ECH including the provision of the 'core service' model set out in section 6.2. (above);
- (C) Work with any provider that can demonstrate the ability to deliver against a specification for the required ECH;
- (D) Procure domiciliary care within ECH schemes separately from the 'selection' of RSLs/housing providers to deliver ECH schemes.

These options are not exhaustive.

It has typically been considered 'good practice' to procure housing within ECH separately from care/support. Support is intrinsically linked with people being able to live successfully in their own homes. This support may vary from very low level to help manage a tenancy and the essentials of daily life to an intensive package of domiciliary care to help manage all aspects of life.

However as the 'model' of social care moves towards citizen-directed support with an individual able to choose (within specified boundaries) how to spend funding to meet their eligible care needs, then the choice that an older/disabled person is making is essentially whether to move to an ECH scheme or not with the ability to purchase care from an on-site provider if they wish (or to opt for a managed service with a care package funded by the Council).

6.5. Proposed approach

The Council will work within the appropriate procurement guidelines to ensure that best value is achieved and due process is followed.

In proceeding to develop ECH the Council will:

- ◆ Undertake a consultation process in both Amlwch and Llangefni;
- ◆ Complete an Equalities Impact Assessment for both areas.

7. Summary of Evidence

This business case brings together evidence to demonstrate that:

- ◆ There is sufficient need and demand for ECH in Amlwch and Llangefni, in terms of demographic trends and care needs;
- ◆ ECH promotes quality of life and positive outcomes for older people in terms of their physical health and safety, independence and social wellbeing;
- ◆ Older people who are currently living in their own homes in Amlwch and Llangefni are very keen to continue living independently (i.e. with their own front door and housing rights) should they need to move out of their current homes. Most are adamant that they do not want to live in residential care;
- ◆ There are a number of financial savings⁴:
 - It is more cost effective for the Council to provide care in an Extra Care Housing setting as opposed to in Residential Care. These savings are projected to be between £139,362 and £156,333 per annum in Amlwch, and between £152,922 and £170,193 per annum in Llangefni (figures are dependent on the model of care delivery).
 - Cost avoidance - there are further savings from not having to fund the cost of bringing the homes up to an acceptable standard. Over three years these figures are estimated as: Brwynog £257,946 and Plas Penlan £388,983.
 - There would also be additional capital receipt should the homes/sites be sold
- ◆ ECH is usually a more financially attractive option for older people compared with residential care; the maximum financial contribution for care within ECH is lower than that within residential care and, in addition, an older person living in ECH is entitled to the full range of welfare benefits so will usually have a higher net weekly income.
- ◆ Developing ECH in Amlwch and Llangefni is financially sustainable for the Council.
- ◆ It is not financially and strategically sustainable for the Council to commission ECH in Amlwch and Llangefni **and** to be a provider of residential care in these areas;
- ◆ Potential partners for the development of ECH in Llangefni have been identified; the Council is working to identify a partner or partners in Amlwch. This will involve looking at a range of ways in which ECH can be delivered in both areas.

⁴ It should be noted that these figures are based on net revenue budgets for 2013/14 & need to be updated for 2014/15. They also exclude an allowance for depreciation and health. In addition there will be one-off costs – at the due point in time - of closure of any homes, including staff redundancy as well as the possible cost of alternative residential placements for some clients, this estimated as: Brwynog £228k and Plas Penlan £339k

Annexe 1. Financial Model: Assumptions

1. Some residents of ECH will be self funders, i.e. they will be funding the rent, service charges, other charges and care costs (up to a maximum of £55 per week for care) from their own resources. However the percentage of residents who are self funders will vary between extra care schemes based on location and allocation policies and practices.
2. The hourly rate for care that will apply in an ECH scheme is assumed to be £13.05 per hour. This rate will be fully inclusive of all costs. This is based on an hourly rate of £14.50 minus 10% to allow for there being no travel costs.
3. Care within an ECH scheme is provided within designated 'care bands'. These bands are intended to ensure that there is a balance of high, medium and low dependency needs in the scheme. The following care bands are assumed to apply:
 - ◆ Low is 0-7 hours of care per week;
 - ◆ Medium is 7-14 hours care per week;
 - ◆ High is 15+ hours care per week. It is assumed that some clients with high needs would be eligible for health funding as part of their weekly care packages.
4. 75% of the units at an ECH scheme are for people with care needs. Of these:
 - ◆ 60-70% of these units will be for clients who are either in residential care homes or could be 'diverted' from entering into a residential care home with an appropriate package of care at an ECH scheme. These clients are assumed to need on average 17.5 hours p/w of care (equivalent to average of 2.5 direct care hours per client per day) in an ECH scheme.
 - ◆ 30-40% of these units will be for clients receiving a domiciliary care package within their existing home in the community.
5. The funding for the 'core service' will be made up of contributions from the following sources of income available to the ECH provider:
 - ◆ Rent;
 - ◆ Service charges;
 - ◆ Charges levied for other services;
 - ◆ Funding from IoACC.
6. All the costs of an ECH scheme manager and up to 25% of other staff (support based staff) can be met potentially through rent and service charges.
7. The funding contribution from IoACC towards the cost of the core service, i.e. support staffing and overnight staffing, in an ECH scheme is based on:
 - ◆ The equivalent of 2 full time equivalent (FTE) support staff at an extra care scheme of 80 units; equivalent to approximately £60,000 per annum.⁵ The

⁵ Based on Welsh Government Supporting People Guidance (£30,000 FTE support worker cost)

funding contribution payable by IoACC is based on a pro rata calculation for an ECH scheme based on the number of units of accommodation (compared with a scheme of 80 units) e.g. a 40 unit ECH scheme would receive £30,000, equivalent to £14.42 per unit per week). On the attached spreadsheet this is referred to as 'Annual cost of core service (support)'.

- ◆ Overnight staffing provision based on either a 'sleep-in' model or waking night model. On the attached spreadsheet this is referred to as 'Annual cost of core service (night care)'.

Sleeping-in staffing model.

This is based on a £70 per night rate for one member of staff on site for a 9 hour period overnight (e.g. from 10.30pm – 7.30am). This is equivalent to £25,480 per annum.

Waking night staffing model.

This is based on an hourly rate of £13.05 for one member of staff on site for a 9 hour period overnight (e.g. from 10.30pm – 7.30am). This is equivalent to £42,751 per annum.

8. The total annual funding contribution from IoACC towards the 'core service' in an ECH scheme is based on the assessed pro rata contribution towards the costs of providing support and the costs of overnight staff provision.

Annexe 2. Outline specification for ECH

Features of extra care housing	New build development: extra care housing		Upgrading of sheltered housing: extra care housing	
	Essential	Desirable	Essential	Desirable
Self-contained dwellings of a minimum of 50m ² for 1 bed apartment, 60m ² for 2 bed. They should include a kitchen and bath/shower room.	x			x
Design should reflect the restricted mobility, mental health and other needs of residents. Lifetime Home Standards are desirable.	x			x
Designs need to be dementia friendly. There needs to be provision for people with severe disabilities requiring full wheelchair accessibility specification and tracking for hoists. Some provision will need to be suitable for older people with learning disabilities.	x			x
Services should include an on-site care and support team available 24 hours a day. Adequate staff facilities commensurate with the scale are necessary.	x		x	
It is anticipated that most extra care schemes will provide a base for care and support staff to provide outreach services to the locality.	x		x	
Developments should have a range of communal facilities that go beyond those of traditional sheltered housing but are commensurate with size.	x		x	
Mixed tenure rather than mono-tenure developments are preferred.		x		x
Lettings and sales should be managed and aim to provide for a balance of levels of need. The mix will be set scheme by scheme.	x			x

Features of extra care housing	New build development: extra care housing		Upgrading of sheltered housing: extra care housing	
	Essential	Desirable	Essential	Desirable
As a minimum all schemes, as in normal sheltered housing, should have an alarm system and remote door entry. It is desirable that a range of environmental sensors and personal assistive technology is easily available on an individual basis. This helps ensure safety and security but also assists in the economic provision of some aspects of care.	x		x	
The provision of meals via some form of restaurant/café is typically an essential component however in smaller schemes, freshly cooked meals on site may be financially unrealistic.	x		x	
Communal facilities should generally be available to the wider community. In the case of a restaurant/cafe this helps aid viability.	x		x	
Arrangements between the care and housing provider will vary. It is suggested that this does not preclude the landlord also being the care and support provider where they win a care tender or where chosen by occupiers with direct payments or who are self-funders.		x		x
The culture of schemes should generally be such as to promote independence and healthy, active ageing and avoid creating unnecessary or premature ageing. Social and health activities are seen as an essential part of this ethos in extra care.	x		x	

References

Baumker, T., Netten, A., Darton, R. & Callaghan, L. (2011) Evaluating Extra Care Housing for Older People in England: A Comparative Cost and Outcome Analysis with Residential Care, *Journal of Service Science and Management*, 2011, 4, pp. 523-539

Callaghan, L., Netten, A. & Darton, R. (2009) *The Development of Social Well-Being in New Extra Care Housing Schemes*, Joseph Rowntree Foundation, York

Croucher, K. & Bevan, M. (2012) *Promoting supportive relationships in housing with care*, Joseph Rowntree Foundation, York

Kneale, D. (2013) *What role for extra care housing in a socially isolated landscape?* Housing LIN

Netten, A., Darton, R., Baumker, T. & Callaghan, L. (2011) *Improving housing with care choices for older people: an evaluation of extra care housing*, PSSRU/ Housing LIN

Pannell, J., Blood, I., & Copeman, I. (2012) *Affordability, Choices and Quality of Life in Housing with Care*, Joseph Rowntree Foundation, York

Weiss, W & Tuck, J. (2013). *An Evaluation of Extra Care Housing schemes in East Sussex*. Housing LIN.

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee Meeting
Date:	July 14 2014
Subject:	Modernising Anglesey Schools – report on the recent consultaion conducted in the ‘Llannau’ area regarding a new primary school
Portfolio Member(s):	Councillor Ieuan Williams
Head of Service:	Gwynne Jones
Report Author: Phone Number: E-mail:	Emrys Bebb
Local Members:	Councillor Ken Hughes Councillor Llinos Medi Huws Councillor John Griffith

A – Recommendation(s) and Reason(s)
<p>At its meeting on February 11, 2013, Anglesey County Council’s Executive Committee resolved to support Option 5 (namely a new area school for Llanfachraeth, Llanfaethlu and Llanrhuddlad) as the option that the Executive Committee favoured for formal consultation on a review of the primary education provision in North West Anglesey, conditional upon identifying suitable finance and site for the development before beginning the formal consultation process.</p> <p>It was reported back to the Executive Committee on March 17, 2014 that the Lifelong Learning Department Officers had:</p> <ol style="list-style-type: none"> 1. ensured finance in principle for the new primary school and 2. had identified a preferred site for the new primary school. <p>In order to ensure half the finance for the project from the Welsh Government, a Strategic Outline Case was required by Welsh Government.</p> <p>The consultation period in the area has been concluded and the points raised are noted in the attached report.</p> <p>It is recommended that the Executive Committee approve the report.</p>

B – Which other options did you consider and what were your reasons for refusing them and or for choosing this option?

A number of options were considered by the Executive Committee in its meeting on February 11, 2013. In that meeting, the Council's Executive Committee resolved to support Option 5 (namely a new area school for Llanfachraeth, Llanfaethlu and Llanrhuddlad) as the favoured option for formal consultation. The options can be seen in the relevant report to the Executive Committee and in the statutory/formal consultation document.

C – For what reason is this a decision for the Executive Committee?

The Executive Committee is ultimately responsible for the Schools' Modernisation Programme.

D – Is this decision in keeping with the policy approved by the full Council?

Yes

DD – Is this decision within the budget approved by the Council?

Yes – It is one of the plans in the Strategic Outline Programme approved by the Executive Committee in its meeting on January 13, 2014.

E – With whom did you consult?

What were their comments?

E – With whom did you consult?		What were their comments?
1	Chief Executive / Senior Management Team (SMT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	
9	Local Members	
10	Any other external body/bodies	

F – Risks and any mitigatory steps (if relevant)	
1	Economic
2	Anti-poverty
3	Crime and Disorder
4	Environmental
5	Equalities
6	Result Agreements
7	Other

FF - Appendices:

G – Background Papers (please contact the Report’s author for any further information):
<ol style="list-style-type: none"> 1. Minutes of the Executive Committee meeting held on February 11, 2013. 2. Statutory Consultation Document 3. Strategic Outline Programme (SOP) presented to the Welsh Government in December 2013. 4. Letter from the Welsh Government dated January 31 2014.



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

SWYDDOGOL / OFFICIAL

**CYNGOR SIR YNYS MÔN
ISLE OF ANGLESEY COUNTY COUNCIL**

**ADRAN DYSGU GYDOL OES
LIFELONG LEARNING DEPARTMENT**

**YMATEB I ADOLYGIAD YSGOLION CYNRADD
GOGLEDD ORLLEWIN MÔN – YMGYNGHORIAD
FFURFIOL
(MAWRTH - MAI 2014)**

**RESPONSE TO NORTH WEST ANGLESEY PRIMARY
SCHOOLS REVIEW – FORMAL CONSULTATION
(MARCH - MAY 2014)**

Mehefin / June 2014

No.	CONTENT	PAGE No.
1.	BACKGROUND	3
2.	RESPONSES FROM YSGOL LLANFACHRAETH	4
3.	RESPONSES FROM YSGOL FFRWD WIN	5
4.	RESPONSES FROM YSGOL CYLCH Y GARN	5
5.	RESPONSES FROM LLANDDEUSANT	6
6.	RESPONSES FROM THE SCHOOLS' GOVERNING BODIES	7
7.	RESPONSE FROM PARENTS OF YSGOL LLANFACHRAETH	8
8.	RESPONSE FROM PARENTS OF YSGOL FFRWD WIN	8
9.	RESPONSE FROM PARENTS OF YSGOL CYLCH Y GARN	9
10.	RESPONSE FROM ESTYN	9
11.	CONCLUSIONS	12
12.	FURTHER WORK	12

1. BACKGROUND

- 1.1 As part of the formal consultation in North West Anglesey, a number of consultation meetings were held with parents, governors and the staff of three schools involved as listed in Table 1 below and with parents of pupils living in Llanddeusant. The consultation period began on Monday March 31 2014 and ended on Monday May 19 2014.

Table 1

School	Date (2014)	Meeting with		
		Staff	Governors	Parents
Cylch y Garn	Monday 7th April	3.30	5.00	6.00
Ffrwd Win	Tuesday 8th April	4.30	5.30	6.30
Llanfachraeth	Wednesday 9th April	3.45	5.00	6.00
Llanddeusant	Tuesday 13th May	-	-	6.00

- 1.2 As a reminder, the proposal that was being consulted on was Option 5 namely:

A new area school for Llanfachraeth, Llanfaethlu, Llanrhuddlad

- 1.3 In accordance with the guidelines in the School Organisation Code 2013, the consultation document was issued to the following consultees:-

- Staff, Governors and Parents
- The local Member of Parliament and Assembly Member
- Estyn
- The School Reorganisation Manager for North and mid Wales (Welsh Government)
- Teaching and staff union representatives
- GwE (the regional education consortium)
- Taith (the regional transport consortium)
- The Police and Crime Commissioner for North Wales
- Local Community Councils including Tre Alaw Community Council (Llanddeusant)
- The Cylch Meithrin in Llanfaethlu
- Children and Young People's Partnership

- 1.4 The views of consultees were gathered and they are summarised in this report.

2. RESPONSES FROM YSGOL LLANFACHRAETH

- 2.1 A total of 6 responses were received from the stakeholders of Ysgol Llanfachraeth. Three of these were responses using the feedback forms - one from a parent, one from a member of the community and another from a shopkeeper in the village. The other three responses were letters.
- 2.2 The parent mentioned above raised several points:-
- His desire to see the new school being located in Llanfachraeth as “it plays a large part in the community, hosts Clwb Ti A Fi on a weekly basis”.
 - Children of nursery age would not have an education if the school was located in another location.
 - If improvements are made to the A5025, that it would by-pass Llanfachraeth and make the village safer which in turn would make transport to the school in Llanfachraeth safer.
 - If a new area school is built, it should offer the following ‘amenities’:
 - A Nursery Group and Nursery Class with a Lunch Club for the Nursery (with parents contributing to the Club and Nursery education beyond the 10 hours). It was noted that this option was not provided in the schools under consideration and that it would enable parents to work and that there is not much child care provision in the area.
 - A Breakfast Club that was open from 8.00am and an After School Club.
- 2.3 The member of the community noted that it was important that the school is based in Llanfachraeth as the largest of the three villages and that it should not be built on land outside Llanfaethlu as this was in an Area of Outstanding Natural Beauty (AONB). They stated that access to this land would be from “a busy road outside a 30mph zone, hence compromising safety for young children.” They also reasoned that locating the school in Llanfachraeth would only mean “one bus being required to transport pupils from Llanfaethlu and Llanrhuddlad”. They asserted that if a new school was created in Llanfaethlu, “two buses would be required to transport pupils from both directions hence significantly increasing the carbon footprint and cost of transport.” They also believed that for Llanfachraeth “to lose a school would have a definite impact on economic prosperity and businesses in the village.”
- 2.4 The shopkeeper in Llanfachraeth said that if the new school is not located in Llanfachraeth, that they would “miss the business from the school children and their parents” and that the current school “gives the community a base.”
- 2.5 In a letter another parent said that “parents and teachers feel that it is important that they support the case for Option 2 which is a new school in Llanfachraeth. They stated that they felt that they had been misled by the newspaper articles giving the impression that the new school would be located in Llanfachraeth. They were also anxious that the “Council sends out any further new information to parents before a final decision is

made” and they hoped that the Council “would consider Llanfachraeth for the new school.”

- 2.6 The same parent later wrote a letter to disagree with what was described in the consultation documentation as an “unsafe drop-off point”. She stated that the times for end of the school day are staggered and that the teachers help out in this respect. She also noted that information in the Community Impact Assessment was not accurate in that there was no garage selling car fuel in Llanfachraeth.
- 2.7 Another parent was initially was happy that Llanfachraeth was the location of the new school but once she was aware of other sites being put forward, hoped that parents could “see the new document before we decide on a site so that every parent can see a fair reason for the best site for locating a school.” She stated what she thought were the benefits of locating a school at Llanfachraeth (high percentage of Welsh speakers, children being able to walk to school and a safe location for the school). She was worried that some parents whose work is easily accessible from the A55 might send their children to Bodedern or Caergeiliog. However, she did state that she “supported a new area school and looked forward to her children attending that school to receive a first class education.”

3. RESPONSES FROM YSGOL FFRWD WIN

- 3.1 One response was received from a stakeholder of Ysgol Ffrwd Win. The stakeholder said “that out of fairness for all the children in the catchment area, option 7 should be chosen - (To adapt and extend Ysgol Ffrwd Win, Llanfaethlu and close Ysgol Cylch y Garn and Ysgol Llanfachraeth and transfer the pupils to Ysgol Ffrwd Win, Llanfaethlu). She claimed that all the village residents were in favour of this option.

4. RESPONSES FROM YSGOL CYLCH Y GARN

- 4.1 Seven responses were received from parents of pupils at the school in the form of letters. No feedback forms were received. There were 13 responses from pupils in years 3, 4, 5 and 6 at the school. A letter was received from the Governing Body of Ysgol Cylch y Garn, Cylch Y Garn Community Council along with a letter from the secretary of the Rhydwny W.I.
- 4.2 One prospective parent from the school’s catchment area said “he would mourn the closing of the school” but wanted his children to have the best education. He was concerned about the location and thinks it is unacceptable for children to have to travel 8 miles to Llanfachraeth and thought that Llanfaethlu was a much more central location.
- 4.3 Another parent reiterated the concerns mentioned by the parent in 4.2 above regarding the location of the school and that they would prefer it to be more central i.e. “one of the two

locations in Llanfaethlu.” They were concerned whether the new school would be big enough bearing in mind the potential new Wylfa development. They were anxious for swimming lessons to be provided in the new school. In conclusion, they said that “they agreed on Llanfaethlu as the site of the new area school.”

- 4.4 Even though they did not want to see any of the three schools close parents of a pupil at the school said they were in favour of the new school being located in Llanfaethlu as it is “a more central site between the three current sites”. They stated that a totally new site was required for the new school to have new “ethos and values”. They said that a bus journey to Llanfaethlu “would not be unreasonable”.
- 4.5 Another parent echoed the concerns regarding the school possibly being located in Llanfachraeth and thought it ought to be “in a more central location”.
- 4.6 As well as restating many of the concerns mentioned by other parents, one parent was concerned with potential loss of the school community hall. She also mentioned Wylfa Newydd and its potential effect on pupil numbers and thought that Option 7 should be the preferred option 7 (land in Llanfaethlu) should be the preferred option.
- 4.7 The clerk of the Cylch Y Garn Community Council wrote to state the Council’s concerns regarding the potential loss of the community use of the school. The Council also mentioned the possible effect of Wylfa Newydd on pupil numbers at the school. The thought that there was enough land around Ysgol Cylch Y Garn to build a new school and did not “foresee any problems with planning permission”.
- 4.8 A total of 13 responses from pupils in years 3, 4, 5 and 6 at the school were received. In Welsh, each one started with the equivalent of: “I am against closing Ysgol Cylch Y Garn because ...” and then each one listed numerous “reasons”.
- 4.9 A letter was received from the secretary of the Rhydwyn W.I. and she was concerned that the closure of the school “would have a detrimental effect on the community as a whole” and that the local W.I. would not have anywhere to meet if the school closed.

5. RESPONSES FROM LLANDDEUSANT

- 5.1 One feedback form was received from a parent living in the former catchment area of Ysgol Llanddeusant. She was in favour of option 6 - a site between Llanfachraeth and Llanfaethlu.
- 5.2 The Tref Alaw Community Council (Llanddeusant area) said it “accepted the idea of an area school as a school for the catchment area for Llanddeusant and Llantrisant from September 2016 (or whenever the new school is opened)”. The Council Clerk also said that they were “glad that pupils at Ysgol Gynradd Bodedern could finish their education if that is the parents’ wish”. As to the location of the new primary school, the Community Council said that it “felt strongly that the new school should be in a ‘neutral’ and central

location and not be located on or near one of the current three schools.” The Clerk also stated that they thought the new school required ‘future proofing’.

- 5.3 Pupils living in the catchment area of the former Ysgol Gynradd Llanddeusant currently attend Ysgol Gynradd Bodedern and free transport is provided for them. However, it is intended to bring this arrangement to an end when the new school opens in September 2016. There was some concern about this amongst parents but it was stressed that the catchment area of the old Ysgol Llanddeusant is now formally part of the catchment area of Ysgol Llanfachraeth. The parents emphasised that the new primary school should be of the correct size, be ‘centrally located’ and be ‘future-proofed’. Having the correct sized school was vital considering new development such as Wylfa Newydd and other developments on Anglesey.

6. **RESPONSE FROM THE SCHOOLS’ GOVERNING BODIES**

- 6.1 A letter was received from the Governing Body of Ysgol Cylch y Garn. The points mentioned were as follows:

- The possibility of the proposed new Wylfa project leading to increased numbers at the school.
- Horizon was looking at areas on Anglesey where their workers could stay. The Governing Body enclosed a map in that regard.
- They said that 10 primary schools on Anglesey had a higher percentage of surplus places than Ysgol Cylch Y Garn and therefore these should be looked at first.
- If Ysgol Ffrwd Win and Ysgol Cylch y Garn are closed, they asserted that there would be an area equivalent to one fifth of Anglesey (mainly North West Anglesey) would be without a school.
- They argued that Ysgol Cylch Y Garn was a more central location than Llanfachraeth for a new school.
- Since Ysgol Cylch Y Garn is a community school, where would the community hold their meetings if the school was closed?
- They stated that closing schools “in the country would further deprive the countryside”.
- They disagreed with the figures in the Options Appraisal document and argued that Option 5 (Ysgol Cylch Y Garn with an additional field) should have the highest score.
- They doubted that the Council owns the school.
- The Governing Body said that the Council’s preferred site “was very wet”. This, they said, could mean that the land and hence the project would be more costly.

- 6.2 A letter was received from the Governing Body of Ysgol Ffrwd Win. They outlined what they saw as:-

- typographical and factual errors
- inconsistencies in the scoring
- doubts as to the validity of some of the information in the consultation documents.

7. RESPONSE FROM PARENTS OF PUPILS OF YSGOL LLANFACHRAETH

The meeting with the parents of pupils of Ysgol Llanfachraeth proceeded smoothly and comments and questions were raised in a mature fashion.

As the preferred option was for a new school to be built in Llanfachraeth, parents were pleased that was the case. They enquired further as to the next stages of the process and as to when the new school would be opening its doors.

One parent said that perhaps the new school should be located more ‘centrally’ out of consideration for the other schools involved in the consultation. Another said that if the new school was located more centrally, she would consider taking her child to another school e.g. Valley.

A question was raised by one mother regarding “how would the Local Authority ensure that standards are kept high in the new school, as they currently are in Ysgol Llanfachraeth”.

8. RESPONSE FROM PARENTS OF PUPILS OF YSGOL FFRWD WIN

The meeting with the parents of pupils of Ysgol Ffrwd Win proceeded well and comments and questions were raised in a mature fashion.

The parents of Llanfaethlu did not agree with Option 2 (Ysgol Llanfachraeth with additional fields) being the preferred option. They “felt strongly” felt it should be located on “neutral ground and this would be fair to everybody”. They were very concerned at the possibility of their children travelling to the potential new school if it was located in Llanfachraeth, especially for 4 year old pupils.

The parents also felt that the Local Authority “should realise that a suitable and central site was required and that the LA should consider children who travel outside the catchment area to attend other schools”.

Some felt that the ‘design size’ of the new school was too small and should be designed so that an extension could easily be added on at a later date if required.

One parent was concerned with “traffic passing through Llanfachraeth when work starts on Wylfa B given that the traffic would likely increase during the construction phase.”

9. RESPONSE FROM PARENTS OF PUPILS OF YSGOL CYLCH Y GARN

The meeting with the parents of pupils of Ysgol Cylch Y Garn was used to voice dissatisfaction with the proposal.

Most if not all the parents present felt that they were content with the present situation because:-

- “the equipment and facilities are fine here”.
- the preferred site is “unsafe”.
- Ysgol Cylch Y Garn is the only community school of the 3.
- “the geography of Ysgol Cylch Y Garn is best”.
- the condition of the school “is satisfactory so the Council should invest in it”.
- A school like Ysgol Y Graig “would not fit in here”.
- Surplus places are higher in other parts of Anglesey and these schools should be tackled first.

They stated openly that they “didn’t want a new school” and that they “were perfectly happy with what we have”.

The Site Options Appraisal was also criticised by the parents and they queried many of the scores in it. Because the preferred site was not sufficiently central, parents said they would take their children to other schools nearby e.g. Ysgol Cemaes.

However, by the end of the meeting, some parents were asking when the new school would be opening.

10. RESPONSE FROM ESTYN

As a consultee, Estyn give their opinion only on the overall merits of school organisation proposals. Their response was in the form of questions asked as criteria followed by their answer. Some of the points raised by Estyn are listed below:-

Are the proposals likely to maintain or improve the standard of education provision in the area?

It is Estyn’s opinion that, as the present standard of education in the three existing schools is good; it is likely that the proposed action will maintain the already good standards of education in the area.

What effect do the proposals have on other schools and educational institutions in the area?

The proposals will result in the closure of three village schools and the transfer of the pupils from these schools to the new community primary school. Based on current pupil numbers at the school it is anticipated that less than 10% of pupils would attend the new school from an out of catchment area.

Description and benefits

Has the proposer:

- **Given a clear rationale of the expected benefits of the proposals and disadvantages when compared with the status quo as outlined in the report?**

The local authority has given a clear rationale of the expected benefits and disadvantages when compared with the status quo as outlined in the report. This includes a detailed options appraisal for the site of the proposed new primary school.

- **Managed any risks associated with the proposals?**

The local authority has undertaken 'impact assessments' relating to the community, language and equality. These appear to take reasonable steps to attempt to counter the risks identified by the proposer. The proposer has provided responses to the range of possible issues listed in the impact assessments.

- **Considered suitable alternatives and given good reasons as to why these have been discounted?**

The local authority has considered nine alternative proposals including maintaining the three schools as independent units, federation of the three schools and various options to adapt and extend either of the existing buildings and transfer pupils from all three schools to one or two sites. Reasons for not choosing the alternative options were discussed by the Executive Committee of the Isle of Anglesey County Council. In the proposer's opinion, no additional investment would be required to maintain the status quo. However, the proposer feels that if this should happen:

- no contribution would be made to reducing the surplus places at the three existing schools;
- spending per pupil would be unchanged;
- there would continue to be a need for maintenance at all three school sites which
 - would be likely to increase as the buildings age further; and
 - leadership and management capacity would remain unchanged.

- **Considered the impact of the changes on learner travel arrangements and on accessibility of provision.**

The local authority has considered the impact of the changes on learner travel effectively. If the new school was to be located in Llanfachraeth, the minibuses from three villages would need to be redirected from existing schools to the new site and an additional two minibuses would be needed to transport pupils who are currently within walking distance of their primary school. It is estimated that additional transport costs would be approximately £40,000 per annum but the proposer feels that this cost would be offset against potential revenue savings of £135,217 per annum by combining the three schools.

- **Effectively show how surplus places will be affected? If surplus places will be increased, does the proposer give adequate reasons for this?**

The proposal considers this aspect effectively. There are currently 31 surplus places at Ysgol Ffrwdd Win, which is equivalent to 52% of the admission figure. Ysgol Cylch y Garn has 23 surplus places, equivalent to 38% and Ysgol Llanfachraeth has 26 surplus

places, equivalent to 36%. Projections to 2018 suggest overall surplus places at the three schools will range from 37% to 55%. The proposal to create one school will reduce the projected overall number of surplus places at the school to between 8% and 12% over the same period.

- **Where relevant, taken sufficient account of the impact of the proposals on Welsh medium provision within the local authority?**

The local authority has provided a detailed language profile which includes the number of pupils, teachers and governors who use Welsh as their first language. As all three primary schools currently provide education through the medium of Welsh and the proposed new school would also be a Welsh medium primary school, there will be no significant differences in the use of the language by pupils and staff. The local authority Welsh language impact assessment considers 13 aspects of the use of Welsh and finds a neutral or positive effect from each of these. Therefore, there would appear to be a positive impact on the Welsh language arising from the proposal.

Educational aspects of the proposal

- **Considered the impact of the proposals on the quality of the outcomes, provision and leadership and management?**

The local authority has considered the impact of the proposal on the quality of outcomes, provision and leadership and management adequately. They have also considered the impact of the proposals on the delivery of the full curriculum at the Foundation Phase and at key stage two. The proposal:

- recognises the need to raise standards as the percentage of pupils achieving the expected outcomes on Anglesey at the end of the Foundation Phase and key stage 2 is below the all Wales average. Data for both the Foundation Phase and key stage 2 for 2012/13 shows that one school was in the top 25% while the other two were both in the bottom 25% when compared to similar schools. However, the proposal recognises that the end of key stage data for the three schools needs to be treated cautiously since pupil numbers in the cohorts are often small;
- will improve the facilities available to pupils as they will be taught in a state of the art building with modern resources; and
- recognises the difficulties in smaller schools of securing sufficient non-contact time for headteachers to attend to leadership and management matters. The local authority does not provide its current judgements on outcomes, provision or leadership at the three schools.

- **How well has the proposer considered the likely impact of the proposals to ensure delivery of the full curriculum at the foundation phase and at each key stage?**

The local authority has considered the impact on curriculum delivery and considers that the proposal:

- will ensure pupils are taught in a larger cohort and with a reduced age range;
and
- will mean that the proposed school would employ more teachers and could ensure specialisms in many areas of the curriculum.

11. CONCLUSIONS

Overall, the idea of having an area school has been accepted even though there was opposition from one school. However, many stakeholders felt that the location for the preferred option in Llanfachraeth was not sufficiently 'central' in the combined catchment areas of the three schools.

12. FURTHER WORK

As noted above, during the consultation period, additional sites were put forward as possible locations for the proposed new school and these are currently being evaluated. This will lead to a shortlist of sites for further consideration and for ground assessments to be conducted prior to the selection of a site for the new school.

This page is intentionally left blank

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	July 14th, 2014
Subject:	Take advantage of opportunities to modernise the educational provision
Portfolio Member(s) :	Councillor Ieuan Williams
Head of Service:	Gwynne Jones
Report Author: Phone number: E-mail:	Gwynne Jones 01248 752921 gxjed@anglesey.gov.uk
Local Members:	

A – Recommendation(s) and Reason(s)	
1	<p>Introduction</p> <p>1.1 The Isle of Anglesey County Council has commenced an ambitious service improvement plan to transform the network of schools that service the county so that there is a range of schools that are fit for purpose for the 21st century. They will possess the facilities needed to present the modern curriculum effectively and to support the improvement of educational standards and development opportunities for all pupils and staff.</p> <ul style="list-style-type: none"> • The programme includes extensive investment over a period of a number of years in improving school facilities and a programme to rationalise the number and structure of schools so that they are all educationally viable for the long term. • This will inevitably mean that some schools will need to close and other schools will need to merge in the interest of providing the best possible educational opportunities for Anglesey's children. • Anglesey Authority has a robust modernisation strategy. The plan's Band A has already been presented and accepted by the WG. <p>1.2 Even so circumstances can arise in other areas that are not in Band A that will need to be taken advantage of and due consideration given to satisfying needs when opportunities arise.</p> <p>1.3 This was discussed in the County Primary Head Teachers' Business Meeting in January 2014 and the consensus was positively in favour of taking advantage of any opportunities that arise naturally in order to move the modernisation programme forward.</p>
2	<p>Leadership in Small Primary Schools</p> <p>2.1 In September 2007, the Scottish Government published a report following research that was commissioned in order to identify the leadership challenges faced by Headteachers of small school. In remembering that Scotland has a large number of small schools, this report is relevant to education on Anglesey.</p>

2.2 The research's main findings include the following :

- The nature of being a headteacher who teaches in a small school means maintaining two jobs; teaching and leading a school. The main concern expressed by the headteachers of small schools was that they were trying to maintain both jobs, with a lack of time; this was noted as a considerable obstacle .
- The problems that are innate in the duality of the role of the headteacher who also teaches has deteriorated with recent educational developments, particularly the local management of schools - management and administrative tasks have taken over at the expense of the role of leading the curriculum and raising standards.
- Teaching vertical groups is burdensome.
- Headteachers who teach have little time to meditate and think profoundly about the needs of their work that varies from curricular matters, administration, budgeting, and leadership.
- The burden of inspection is extremely heavy in small schools where there are only two or three teachers to be observed during an inspection.
- Leadership in small schools is a substantial challenge within a context of having to lead multiple innovative developments with a few staff and other resources.

2.3 This is confirmed further in Estyn's Thematic report: School Size and Educational Effectiveness – December 2013. It is noted

'A common feature in successful schools is good leadership. Every school, whatever its size, is able to perform well where the quality of leadership is good or excellent. When the general performance of schools is adequate or unsatisfactory, there are weaknesses in the quality of leadership nearly every time.' (page 3)

'Leadership and processes to improve quality are usually better developed in large primary schools. In small primary schools, many head teachers have a considerable teaching responsibility that limits the time that they can put aside to lead and manage and they have less opportunities to evaluate standards and motivate improvements.' (page. 4)

2.4 In order to improve the leadership capacity across schools a procedure of school-to-school support was established, in co-operation with the Recovery Board.

A paper was presented in a Headteachers' meeting confirming the aim to set up a self-improving system where schools take the general leadership responsibility for raising standards. It was noted that the principle of school-to-school support and co-operation was crucial if outcomes for learners and raising each school's performance was going to be improved. It was also confirmed that the school-to-school support procedure would

- o provide a structure for sharing good practice, promote a spirit of corporate learning and a feeling of unity in aiming for excellence in relation to pupils' standards and experiences;
- o ensure that there is an ethos of co-operation and sharing good practice

- underpinning the work of each leader in the Education system;
- o give school leaders the opportunity on every level to act as system leaders;
- o concentrate on schools' development needs, based on strong self-evaluation of performance data, teaching and learning and pupils' work;
- o ensure that the system promotes co-operation on a number of different levels e.g. Governors, Head Teacher, SMT and individual teachers, namely developing leadership capacity.

3 Headteacher Posts

- 3.1 On January 1, 2014, there were 16 Anglesey primary school headteachers aged over 55 and 20 of them over 50 years of age. This shows a high age profile amongst the authority's headteachers.
- 3.2 The numbers who apply for headteacher posts are low, not only here on Anglesey but across the whole of Wales. There is a need to take advantage of opportunities that can arise when a headteacher leaves a post, to consider different/additional methods of ensuring effective leadership for a school e.g. by making a temporary appointment, knowing that the post of permanent headteacher is to be considered as part of the modernisation/school merger programme; or by co-operating with a neighbouring school and placing that school's headteacher responsible for both schools as part of a package that would develop both establishments.
- 3.3 A procedure of two schools working together through a 'Management Partnership' is also an opportunity to develop leadership capacity and specialisms across other layers of school staff. That would be useful in developing people for the future, within the schools and across the service in the county.

4 Developments in other authorities

- 4.1 During discussions regarding school modernisation with members of the Recovery Board it was strongly suggested, for several reasons, that it would be beneficial to learn from what was being implemented in South-West England, and specifically in Devon.
- 4.2 At the beginning of April 2014, four primary head teachers and one LA officer visited Devon to see their arrangements for federalising schools. It was an interesting visit and there was emphasis among the school representatives from Devon that co-operation arrangements, that were formalised, had led to raising standards. That is confirmed by the positive outcomes of Ofsted inspections.
- 4.3 Headteachers' perceptions of the visit are noted in appendix 1 and the officer's observations are in appendix 2. However, considerable discussion has taken place during and since the visit and this is reflected in the contents of the appendices.

- 4.4 During the visit mention was heard of 'Management Partnership', namely a procedure that is being implemented in Devon as a step before moving to formal federations of schools. There are many features of this procedure that could be useful as an interim step during the modernisation programme locally, in order to maintain standards and develop leadership capacity. The term 'Management Partnership' refers to a partnership between schools that decide to share one headteacher, who has responsibility for the schools' strategic leadership. Under this arrangement, the individual schools continue to be separate schools and keep their own governing bodies.
- 4.5 The advantages of such an arrangement include the following.
- The procedure ensures that the schools in question have an experienced Headteacher who is able to lead the collaboration.
 - Such a procedure can attract an experienced Headteacher where an individual school loses the service of an individual and fails to recruit.
 - This can allow sufficient time for a Headteacher to lead staff to ensure continuous improvements and face the challenges of attaining and maintaining high standards.
 - It offers an opportunity for staff to work together with other teachers/assistants who carry out similar work that can lead to sharing experiences and good practice.
 - It offers an opportunity to use specialisms across the schools strengthening the number of 'specialists' who are available.
 - It is also a way of developing leaders and prospective future leaders by giving teachers an opportunity to claim whole-school and cross-school responsibilities e.g. a teacher having responsibility for the day-to-day running of a site but under the guidance of an experienced Headteacher. This kind of arrangement could contribute extensively to developing a generation of leaders for our schools.
- 5 Link with the County's modernisation programme**
- 5.1 The relevance of the lessons learnt from the visit to the County's modernisation programme are outlined below.
- 5.2 The Council wishes to see education of the highest standard being provided for all children and young people on the Island. In order to safeguard this the council notes the intention to modernise the school infrastructure with the aim to increase the leadership capacity and ensure sector-leading schools in every community.
- 5.3 The School Modernisation Strategy acknowledges the challenge attached to leading and managing a school and notes that this has increased substantially in recent years and that the expectations are likely to increase for the future.
- 5.4 Developing a 'Management Partnership' has had significant influence on leadership capacity in Devon. The reports emanating from a visit to Devon [appendices 1 and 2] suggest that this could be achieved locally if the principle was implemented carefully.

5.5 On a practical level, establishing a 'Management Partnership' is foreseen in the kind of situations listed below.

- When a Headteacher's post is likely to become empty, or becomes empty. Officers will expect the Governing Body, particularly in the smaller schools, to give real consideration to setting up a 'Management Partnership' in the first place.
- The Modernisation Strategy notes "Consider the long term viability of schools where the number of pupils is 75 or less". Where the number of school pupils is less than 75 for three years and forecasts show that it will not change, detailed information regarding the cost of maintaining the establishment [staffing, capitation, maintenance and improving the building] should be provided to the Governing Body of that school with a view that the establishment will not continue as a school standing on its own, if it is decided that the school will remain open. The first discussions should be with those schools that are furthest from maintaining an establishment of 75 pupils.
- In situations where school performance is low over a period, and the school is unable to improve, the LA will discuss setting up a 'Management Partnership' with that school's Governing Body.
- When a Governing Body sees value in promoting co-operation with another school the LA will promote collaboration through discussion and consultation, so that decisions are made openly and transparently.

6 Recommendations

- Ensure that every governing body understands the Authority's intentions if opportunities arise to set up a 'Management Partnership'.
- Create possible models of collaboration between schools where there is a likelihood of a Headteacher leaving the post or where there are less than 75 pupils, or where the Governing Body expresses a desire to work with another school.
- Ensure that there is a specific training programme in place for providing the appropriate support for headteachers to feel confident to be responsible for a 'Management Partnership'.

B – What other options did you consider and what were your reasons for refusing them and/or choosing this option?

Not relevant

C – For what reason is this a decision for the Executive Committee?

Support is needed for the principle of establishing a 'Management Partnership' as a result of the link with the School Modernisation Strategy.
Elected Members' support in their role as school Governors is crucial.

CH – Is this decision consistent with the policy approved by the full Council?

Yes

D – Is this decision within the budget approved by the Council?
Not relevant

DD – With whom did you consult? comments?		What were their
1	Chief Executive / Senior Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies/ other (s)	

E – Risks and any mitigation steps (if relevant)		
1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Result Agreements	
7	Other	

F - Attachments:
Appendix 1: Head Teacher's report following the Devon visit. Appendix 2: Officer's Report following the Devon visit.

FF – Background papers (please contact the Report's author for any further information):

Devon visit – 01.04.2014 – Four Primary Headteachers' Impressions and Findings

In April 2014 four primary headteachers visited the Okehampton area, in Devon, to see school federalisation arrangements being implemented in that Authority. It is noted that federation regulations are different between England and Wales, and the visit's purpose was to be able to share experience with governors, headteachers and other staff who had a part in school collaboration and federation arrangements.

The 'Federation' programme has begun in Devon since 2006, but it appears to us that it has caught on more since 2009.

What is federation?

Bringing a number of schools together to act under one Governing Body. This needs to be formalised and supported with appropriate documents. No definite single model had been adopted – variations were dependent upon the needs of schools.

Reasons for federation:

Amongst the reasons noted, were:

- Safeguarding schools in communities
- Federation does not reduce empty places nor in itself save money – although there are possible financial advantages (e.g. make better use of human and other resources)
- Maintain / raise standards / develop excellent schools
- Create opportunities to develop staff and future leaders
- Promote support and collaboration between schools
- Give the best opportunities to pupils and staff to succeed. Keeping small schools working by themselves is less likely of achieving this, according to the findings of those with whom discussions were held.

Establishing a procedure

The headteachers had been prominent as drivers for the model. The LA had encouraged, but not compelled in any case. The LA had arranged consultation meetings, given factual information e.g. the cost of teaching an individual pupil, building maintenance costs, pupil number forecasts.

It appears that implementing 'Management Partnership' is an initial step – when circumstances so required or when an opportunity arose. In such circumstances schools retain their individual governing bodies but both schools agree that the headteacher of one school becomes responsible for the other also. This gives them an opportunity to see whether they are going to develop the arrangement to be a federation within about a year. If this does not work, they can withdraw and find another partner.

LA officers confirmed that it was possible to undo federation arrangements and that this needed to be said from the beginning. It was emphasised that it was important to exercise caution for everyone to have an opportunity to see the advantages.

Other elements that were important was listening to the community – ‘*consult, consult, consult*’ – and continue to listen – not at the beginning only! Tell the parents exactly what is happening from the beginning – trial and be willing to change if things do not work; Keep every school’s character – every one is different in nature in line with parental and community wishes – this makes it easier to sell the idea. Hold a Forum for parents also – one for each school at the beginning, in order to keep their independence, but need had soon become dulled in some cases.

Governors

It was important that they received information beforehand, before beginning the process - a ‘Federation Open Week’ was held where information was imparted in one case. The essence of federation was establishing one governing body, with representation from each school. The practice of making an audit of possible governor skills and then an election had led to a number of “supportive” governors not continuing. The governors are much more strategic. Subcommittee arrangements (3-4 in each group) – e.g. finance, teaching and learning challenge group, reporting on each school and comparing performances are usual. An example of a full Body meeting every month – formal structure – every meeting discussing every school, and visiting each school often, in order to come to know everyone. Identifying people / area specialists – e.g. finance, Health and Safety from amongst individual governors have highlighted their contributions.

Early days / Difficulties

Selling the structure – going about it in the correct way is essential. Primary head teachers were not happy, or they were uncertain to begin with – but seeing the problems in front of them meant that something had to be done. The 1st year can be a difficult one – it can take up to two years for a Governing Body to develop into a body for the federation rather than individual governors representing their own schools. The governors noted that a vision was needed over a period of about five to seven years – and that meant not rushing, but taking advantage of opportunities to implement arrangements.

Various Models

School size was not a significant feature –

1. Secondary + Primary – Okehampton
 - The headteacher emphasised that this was not being seen as the secondary taking over – although there were more advantages for the primary. The secondary school headteacher was looking at the 3 – 18 year old child, and he wanted to be part of the child’s education from the beginning. Secondary and primary teachers were spending time in each other’s schools. ‘Can’t be a takeover from secondary’
 - Secondary school specialisms e.g. Health and Safety –were available to help the primary.
2. Primary only – e.g. two primary schools (both around 80 – 90 pupils), another example of 4 schools, one of 400 pupils and one federation of 5 schools.

- Some mentioned keeping schools in the rural communities, whilst others believed that headteachers who taught were not able to give the best to the children. Amongst the primary schools also there was a combination of administrative /business officers.

How do schools get their partner?

- Desire, zest and the need to ensure success decide.
- Not through the LA's selection
- Geographical – examples 15-20 minutes from each other
- A need for leaders with the same inclination
- Every full Governing Body in agreement
- Trust and relationship between schools essential – federation is easier if you wish to work with other schools
- Schools allowed to join or leave
- Some schools have refused and then cannot find a partner when they realize that they must do something. In joining at the beginning, they can make a better contribution.

It is interesting to note that schools belong to various collaboration levels – e.g. catchment, family, CDP – but working together in a federation is a 'harder', more formal layer, with more definite expectations and accountability for outcomes and standards.

Staff

It was not customary to dismiss anyone – this happened naturally as people retired etc and staffing levels on the whole has remained. New staff were expected to sign a contract to work in any one of the schools, and current staff were invited to do so. Use of specialisms / sharing subject co-ordinators across the schools, with this developing people. The headteachers observed lessons in other schools. It was mentioned that staff wanted to teach in schools that succeeded – easier to attract good staff, that staff enjoyed working together – staff development was prominent and also important, staff were seeing the possibility of career development.

There were examples also of sharing visits / sports teams.

Staffing Structure

The staffing structures varied, reflecting varied situations.

- Executive Heads: making the decisions – particular management skills, Supervising the whole federation's work.
- Co-heads: equal status head teachers of various schools in a federation.
- Business Managers: responsibility for buildings / personnel matters / finance / health and safety / welfare
- Head of School: in larger schools (leadership pay point) – responsible for the site when the "head teacher only visits occasionally" (once a week perhaps).

- Head of Teaching and Learning: responsibility for the teaching and learning (TLR), day to day leader when the head teacher is not on the site but for, half the time / or 0.4.
- ** Parents need to know who was on the site continuously in order to know to whom to turn
- Administrative assistant across schools

Finance

Business officer arranging the budgets in parallel with every school's budget standing independently. There was variety in how far different federations acted e.g. one federation had decided to have joint operational budgets whilst another undid that in order to show the budgets individually for the schools - Single budget/individual budget/shared budget/separating budget – *'can't have one school subsidising another'* The arrangements offered joint opportunities to make savings e.g. develop a website across the federation, a pool of supply teachers between federation. There was a need for financial discipline and to beware of making decisions that could appear to be easy ones.

Significant quotes from the visit

- **Why federation? Why not?**
- **Education is not a business – education = people.**
- ***Consult, consult, consult***
- ***Big enough to succeed, small enough to care***
- ***The same expectations in every school, it's only the children that are different***
- ***School don't compete for pupils any more***
- ***This is a process, every day is a new opportunity and a new challenge***

Management Partnership – officer’s comments on the relevance of the Devon Visit to the education system in Anglesey.

Introduction

At the beginning of April 2014, four primary headteachers and one officer from the LA visited Devon in south west England to see their arrangements for federating schools. It was an interesting visit and school representatives with whom there were discussion emphasised that formalising co-operation arrangements led to raising standards. That is being confirmed by the positive results of Ofsted inspections. There are regulations for federating schools in Wales and there are a number of examples of federations at work in Wales, with one of them here in Anglesey between Ysgol Dwyran and Ysgol Niwbwrch.

It is possible that federation is one consideration in implementing a modernisation programme for educational provision here in Anglesey, but it is noted that it does not contribute to reducing empty places, it does not ensure financial savings of itself, and it does not reduce expenditure needs on buildings.

During the visit there was mention of a “Management Partnership” arrangement, namely a procedure that is being implemented in Devon as a step before moving towards the formal federating of schools. There were many features of this procedure that could be useful as an interim step during the Anglesey schools modernisation programme, in order to maintain standards, before the modernisation programme comes into effect in a particular area.

The term “Management Partnership” refers to a partnership between schools that decide to share one headteacher, who has responsibility for the schools’ strategic leadership. Although the individual schools continue to be separate schools and keep their own governing bodies.

In Devon, it is the schools that decide, according to their need and desire, to move to this step. The LA officers are available to give advice and information, and suggest the advantages of acting in this way. The schools create a written statement of what has been agreed, financial contribution and expectation as regards head teacher time on any site etc. What is important is that LA officers and the schools’ Governing Bodies agree that this is the way forward in the specific circumstances that can arise.

The need in a school to have an experienced headteacher, who is able to lead strongly, arises for a variety of reasons. Such an arrangement can attract an experienced headteacher where a school loses an individual’s services and fails to recruit. Such an arrangement can allow a headteacher adequate time to lead staff to ensure continuous improvements, and face the challenges of attaining and maintaining high standards.

There are advantages also for other staff in schools. Being able to co-operate with teachers/assistants who do similar work widens experiences. Releasing specialisms to be available across the schools strengthens the number of specialists who are available. Development of leaders and prospective leaders to develop whole-school and cross-school responsibilities is a significant feature that could contribute extensively to developing a generation of leaders for our schools.

There would be a need to be totally realistic as regards some matters. There is a need to show how costs are shared, e.g. as regards headteacher time, there is a need to show how the schools will be dealt with fairly as regards staff time if they nurture their specialism across more than one school. There will be a need to develop people's capacity to undertake more leadership roles, and the conditions for them to do so. There will be a need to agree on the timing of practical matters e.g. two schools cannot decide independently when to hold an event where a headteacher is needed on the site to hold it. There will be a need to take advantage of opportunities to reduce some features e.g. create policies and documents together, adopt (as far as possible) similar working practices. There will be a need to consider the working relationship of the two Governing Bodies so that the headteacher does not continuously duplicate work. There will be a need to give full information to parents in order to maintain their confidence in the provision.

This arrangement offers one means of action during the modernisation period that should be considered as a step in order to attract and maintain a high degree of leadership of schools. This will also provide a means of developing leadership capacity within schools and across schools in a period when there is a need to develop the next generation of school leaders.

Next step:

Develop this paper into a guideline paper that would:

1. Give clear guidance to Governing Bodies on this arrangement, the advantages along with implementation costs.
2. Share that guideline when giving information/consulting with Governing Bodies regarding a possible procedure for intervention in various circumstances.
3. Aim to have a "Management Partnership" procedure available formally for Anglesey schools during the 2014-2015 school years.

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	The Executive
Date:	14 July 2014
Subject:	Local Housing Strategy 2014-19
Portfolio Holder(s):	Cllr Kenneth Hughes
Head of Service:	Shan Lloyd Williams
Report Author: Tel: E-mail:	Lucy Reynolds, Housing Strategy and Development Manager Ext 2225 lucyreynolds@anglesey.gov.uk
Local Members:	Not applicable

A –Recommendation/s and reason/s
<p>To approve the draft Local Housing Strategy 2014-19 to proceed to a public consultation period.</p> <p>The Strategy sets out the Council’s vision for achieving the best housing outcomes possible for the people of Anglesey in the next 5 years. The Strategy is organized around 6 principal themes which are</p> <ul style="list-style-type: none"> • Development – right homes for the island’s future • Housing stock and communities are improved • Preventing housing crisis and increasing housing options • Support to promote housing independence • Homes for longer lives • The links between housing and the wider economy are fully realized

B – What other options did you consider and why did you reject them and/or opt for this option?
<p>No other options were considered. A Local Housing Strategy is part of the Policy Framework which identifies the need for such a document to be adopted by Full Council.</p>

C – Why is this a decision for the Executive?
<p>The Local Housing Strategy is part of the Policy Framework. Agreement is required that the document should proceed to a public consultation phase.</p>

CH – Is this decision consistent with policy approved by the full Council?

The Strategy supports the direction of the Isle of Anglesey Single Integrated Plan and Isle of Anglesey Corporate Plan 2013 – 2017 both of which recognise the contribution of quality housing to achieving their outcomes..

D – Is this decision within the budget approved by the Council?

The draft Local Housing Strategy sets out the housing priorities for the Council. A detailed annual action plan will be developed to deliver the priorities within the annual budget.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
4	Human Resources (HR)	
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	

E – Risks and any mitigation (if relevant)

1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	

F - Appendices:

Local Housing Strategy for Anglesey 2014-19 draft.

FF - Background papers (please contact the author of the Report for any further information):

Isle of Anglesey County Council Local Housing Strategy 2014-19

Contents

Isle of Anglesey County Council Local Housing Strategy 2014-19	1
Introduction	2
Housing achievements.....	3
Main outcomes we want to achieve by 2019	4
National and Local context	5
Understanding the housing picture in Anglesey.....	7
The population and the housing stock.....	7
Tenure	9
Health.....	10
Unemployment level.....	10
Income	11
Prosperity and Deprivation	11
House Price Data.....	12
Housing Need on Anglesey	13
The existing housing stock	14
Theme 1 - Development of the right homes for Anglesey’s future	16
Theme 2 - Making best use of existing housing stock and improving homes and communities	19
Theme 3- Preventing housing crisis and increasing housing options	22
Theme 4 - Support to promote housing independence	25
Theme 5 - Homes for longer lives	26
Theme 6 - The links between housing and the wider economy are fully realised	28

Introduction

A place to call home is the most basic of needs for any of us. It is more than just shelter but a place that shapes our well-being and sense of security.

For the great majority of us achieving a permanent home is not something we can achieve in isolation but involves interacting with landlords, developers, financial institutions and other agencies. Equally at a community level, achieving the right homes in the right places at a cost that is affordable both to individuals and society is an undertaking which needs national and local leadership and working with many partners. For Anglesey this means the County Council providing strategic direction and putting in place the framework which will enable developers, builders, statutory and voluntary agencies, tenants and landlords to work together effectively.

The purpose of the 5 year Housing Strategy is to present a vision of continuous improvement for housing and housing related services on the island . It describes what we want to be achieved on Anglesey by 2019. By setting out the most important outcomes for housing it allows resources and work streams to be directed towards these goals and defines how the Council will work with partners in the public, private and voluntary sector to achieve them.

This needs to be done with an acknowledgement that there are crucial issues which affect the local housing market which a Local authority cannot control and can only hope to respond to and mitigate. These include the economic climate and policy on tax and welfare benefits.

However high quality leadership from the Council in the area of affordable housing and housing advice and support services can make a vital difference to the lives of many residents. Achieving change in the housing sector is often something that can only be achieved over the medium to long term. This is one reason why a housing strategy that looks five years and beyond is of particular importance. Looking at the long term patterns of population, economic, social change can allow the right decisions on developing affordable homes, the targeting of available public funds for housing and setting up the right partnerships to be put in place to respond to this.

Anglesey County Council, the Welsh Government the Health Board and Housing Associations working in the area all recognise that achieving the right homes is a key factor to how people feel and act in their communities, their lifestyles and health and the attainment of children. Again it is how investment in housing is made over the long term which most impacts upon this.

Housing achievements

This latest Local Housing strategy builds upon and learns from previous housing work at the Council. The last Local Housing Strategy developed in 2007 centred actions around achieving the following 6 service priorities:

- Increasing the amount of affordable housing and choice
- Tackling homelessness
- Improving the quality of housing across all tenures
- Working towards achieving sustainable housing options for vulnerable households
- Tackling fuel poverty and increasing energy efficiency
- Community sustainability and social inclusion

In the intervening years there have been many successes achieved by the housing organisations working on the island. The table below summarises some of the key achievements.

	Action	Outcome
Development – right homes for the island’s future	362 additional affordable homes delivered by housing associations working in Anglesey between 2008 and 2013.	Households assisted to find suitable housing within their financial means
Preventing housing crisis and increasing housing options	Housing Options Team at Isle of Anglesey County Council has increased homelessness prevention interventions .	Reduction in households accepted as homeless and use of temporary accommodation to house these households.
The right support for those who need help to live independently	Increased availability of support options to help those with housing support needs across all tenures	More people given appropriate support to live independently and to prevent homelessness
	Coed Lys Supported Housing Scheme for young people with high support needs completed	A recognised gap in provision filled in order to give high level support to vulnerable young people
Housing stock and communities are improved	200 empty homes brought back into as a result of interventions by the Empty Homes Officer between 2011 and 2014 (post was created 2011)	Community improvement and best use made of existing housing stock
	Actions have been taken to mitigate fuel poverty <ul style="list-style-type: none"> • Several communities (including 88 Council tenants) have been connected to the Gas network • 312 Solar PV and 87 Solar Thermal Panels have been installed on Council homes. 	Lower income households have been provided with a more cost efficient heating / hot water.
	All Council housing stock achieved the Welsh government Housing Quality Standard by 2012	All Council housing has modern amenities and improved energy efficiency helping to improve health and quality of life for residents.

Main outcomes we want to achieve by 2019

<p>Development – right homes for the island’s future</p>	<ol style="list-style-type: none"> 1. The supply of affordable homes will have increased. This development will seek to match the size of homes, locations and price range that are most needed on the island. 2. Housing Development will contribute to sustainable communities which means that homes need to be in balance with the different levels of affordability which are needed across the population and in individual communities. Transport and energy costs are also recognised as intrinsic to overall suitability of new homes. 3. The progress of the nuclear new build and other significant economic development on the island has been fully taken into account in the housing development programme 4. Accommodation is provided for the Gypsy and Traveller community in line with the assessment of need carried out
<p>Housing stock and communities are improved</p>	<ol style="list-style-type: none"> 5. More homes across all tenures will be of a satisfactory standard of repair including improved energy efficiency ratings and thus lower running costs 6. Better use is being made of the existing supply of homes on the island through continuing to bring back empty homes into use and better partnership working with private landlords to increase the supply of quality homes 7. More people feel safe and are safe within their communities. In particular addressing the problems of domestic violence and anti-social behaviour will be a high priority.
<p>Preventing housing crisis and increasing housing options</p>	<ol style="list-style-type: none"> 8. People can easily access information and advice at an early stage to assist with housing problems and related financial or support issues, in particular because of the implications of Welfare Reform. Hence the risk of homelessness is reduced 9. Housing allocation system has been reviewed to ensure this reflects present priorities and is easier for customers to understand and use 10. Services to prevent homelessness have been continually improved resulting in less statutory homelessness.
<p>Support to promote housing independence</p>	<ol style="list-style-type: none"> 11. People are offered the best short or longer term support services to set up or maintain accommodation. 12. An Accessible Housing Register has been developed and assisting people with disabilities homes suited to their needs
<p>Homes for longer lives</p>	<ol style="list-style-type: none"> 13. As people live longer and want to continue to enjoy independent living, a range of support and accommodation options, including Extra care, have been developed which provide choice 14. Housing services that support people to remain in their own homes (eg Disability Facilities Grants and housing related support) continue to meet changing lifestyles and increased demand.

<p>The links between housing and the wider economy are fully realised</p>	<p>15. Development and renewal of housing is bringing economic and employment opportunities to the island and its citizens</p> <p>16. Impacts and opportunities related to housing are fully recognised as the Energy Island projects are progressed</p> <p>17. The benefits of funding for projects which address deprivation (eg Communities First and Vibrant and Viable Places) are fully realised.</p> <p>18. Excellent partnership is in place to deliver the housing ambitions identified</p>
--	--

National and Local context

The Local Housing Strategy has been developed in the context of the UK and Welsh government policy explained below. These policies and related legislation lead their public spending priorities and hence influence the funding streams available to Anglesey Council to deliver the Strategy.

At local level the housing strategy will not fulfil its purpose unless it fits with the Council’s overall vision for Anglesey. The links between other major areas of work for the Council (including older people’s services, economic development and addressing deprivation and closer working with Health Services) are key factors in the Strategy.

1. National policy

Welfare Reform

The UK’ government’s programme of Welfare Reform is being implemented in phases and the impacts are therefore emerging over time and will continue to affect many Anglesey households over the lifetime of this Strategy.

Direct impacts on housing include the change to housing benefit which removed the spare room subsidy (more commonly known as “the bedroom tax”; changes to the way local housing allowance is set(which supports many people living in the private rented sector) and the requirement that in the private rented sector people under 35 will only receive housing benefit assistance which enables to rent a room in a shared property. However there are many other aspects of both the measures already in place and the introduction of Universal Credit in the future which will especially impact on lower income households and the benefit dependent and have knock on effects to accessing and maintaining a tenancy.

The wide scope of Welfare Reform means that it is a consideration implicit to most themes of this strategy.

The National Housing Strategy for Wales: Improving Lives and Communities – Homes in Wales,

This sets out three key priorities for Wales, these being:

- Increased housing and a greater choice
- Improving homes and communities
- Improving housing related support services and support particularly for vulnerable people and people from minority groups.

It recognises that “Local authorities will continue to be a key driver in meeting housing need”

In the **Wales Infrastructure Investment Plan** the Welsh Government sets strategic priorities including housing investment to generate jobs and growth. Subsequent initiatives aimed at

increasing housing supply (eg Housing Bond to give extra borrowing capacity to RSLs) have reflected this priority.

The Ten Year Homelessness Plan for Wales 2009-2019

The strategic aims set out in this document are

- Preventing homelessness where possible
- Working across organisational and policy boundaries
- Placing the service user at the centre of service delivery
- Ensuring social inclusion and equality of access to services
- Making the best use of resources.

The aims of these strategies are reflected in the **Housing (Wales) Bill** which is passing through the National Assembly and is expected to become law later in 2014 with staged implementation of its provisions.

The new housing powers and obligations in the Bill will be important in shaping the approach of the authority in key areas of housing work including prevention of homelessness, improving standards in the private rented sector and bringing empty homes back into use.

Other key policies which need are reflected in the Strategy are listed below. The implications of these and the Housing (Wales) Bill are explained more fully in the relevant sections of the Strategy

- Renting Homes Bill
- The Strategy for Older People in Wales 2013-2023
- Social Services and Well Being (Wales) Bill
- The Welsh Language Strategy 2012–17, A Living Language: A Language ForLiving

2. Local Strategy

Isle of Anglesey County Council sets out its strategic vision for the island in two overarching documents

Isle of Anglesey Single Integrated Plan – Our Island Our Future 2013-2025

Developed by the the Local Service Board (Isle of Anglesey County Council, representatives from the Police, Health, Voluntary Sector, Fire and Rescue Service, Further and Higher Education sectors and 'One Voice Wales' which represents local Town and Community Councils) and therefore offers an integrated and holistic view of the needs of Anglesey over the coming decade. The Plan sets out its vision as to "Work together to create jobs, improve health and deliver a safe and sustainable place to live"

Isle of Anglesey Corporate Plan 2013 – 2017

Developed by the Council in consultation with local people and partner organisations it sets out the outcomes which the Council as an organisation will be working towards in order to make a difference to the lives of our citizens over the next four years. Work is focused around 3 priority areas : Supporting the most vulnerable; Developing the Economy; Raising the standards of and modernising schools

Both plans recognise the contribution of quality housing to achieving the outcomes they seek.

Understanding the housing picture in Anglesey

A Housing Strategy needs to be based on reliable information about the housing needs of the population and set in the context of the social and economic forces which shape the area.

Table x shows research commissioned by the Isle of Anglesey County Council and other data sources which provide the full statistical background for this Strategy. Appendix x provides a summary of the information available in these documents and a weblink to the full document where available.

Local Housing Market Assessment 2013
Housing Needs for local residents and Housing Solutions resulting from the Energy Island Programme 2013
Studies providing evidence for Joint Local Development Plan
Private Sector House Condition Survey 2008
North West Wales Gypsy and Traveller Accommodation Assessment 2013
Data from Isle of Anglesey County Council Housing Register
Data based on Housing Benefit and Council tax records
Census data 2011
Older Peoples' Need Assessment
Private Rented Market in Anglesey study Arc4

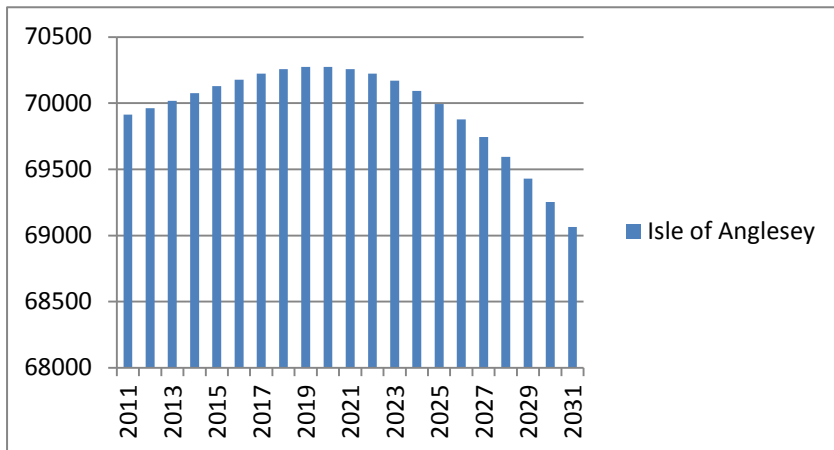
The following section summarises the key data which need to influence the strategic approach to housing over the next 5 years and beyond.

The population and the housing stock

Based upon projections from the census of 2011, the population of Anglesey in 2014 is 70,018 in 2014. The population increased by 4% between the census of 2001 and 2011. In 2011 there were 30,594 households, an increase of 8% since 2001. In common with the national picture, household numbers are increasing faster than population growth as household size decreases and in particular the number of one person households grows.

The table below shows the changing population based upon latest forecasting of population over the years to 2031. This shows the overall population peaking at 70274 in 2020 and then falling back slightly from this point and standing at 69065 in 2031.

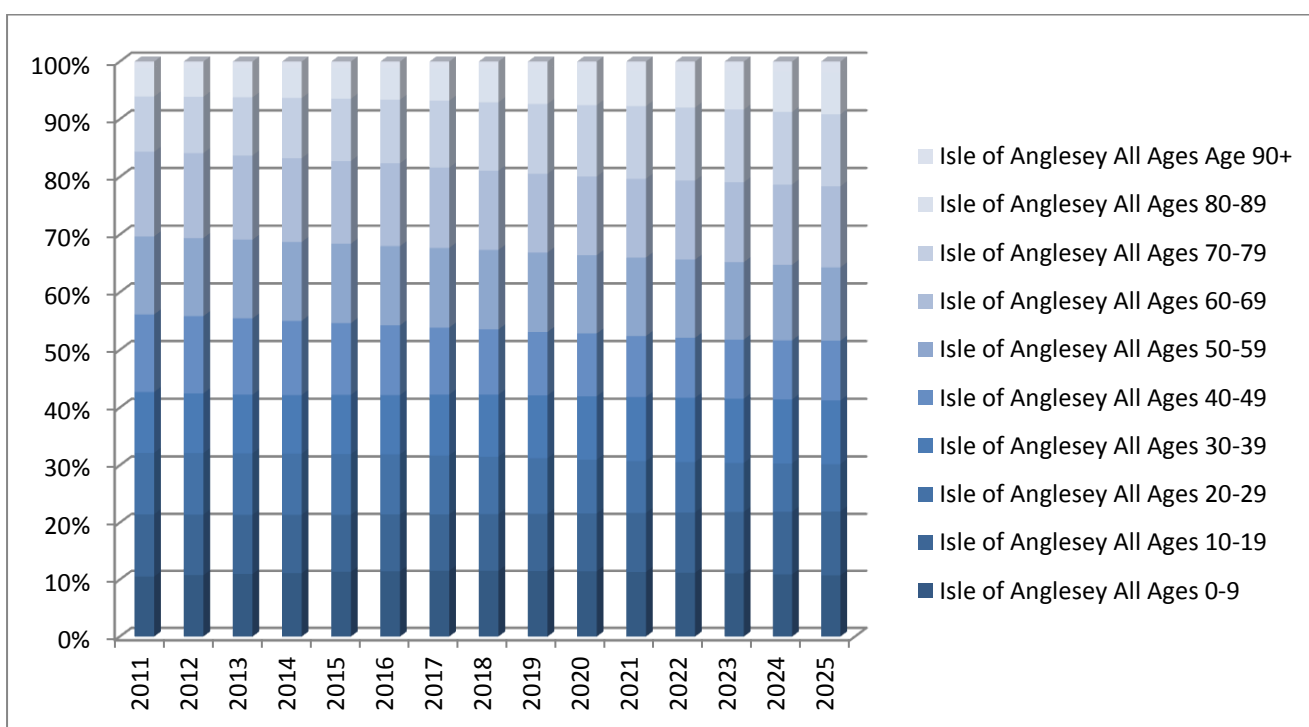
Table x - Population change Anglesey 2011-31



(source – StatWales 2014)

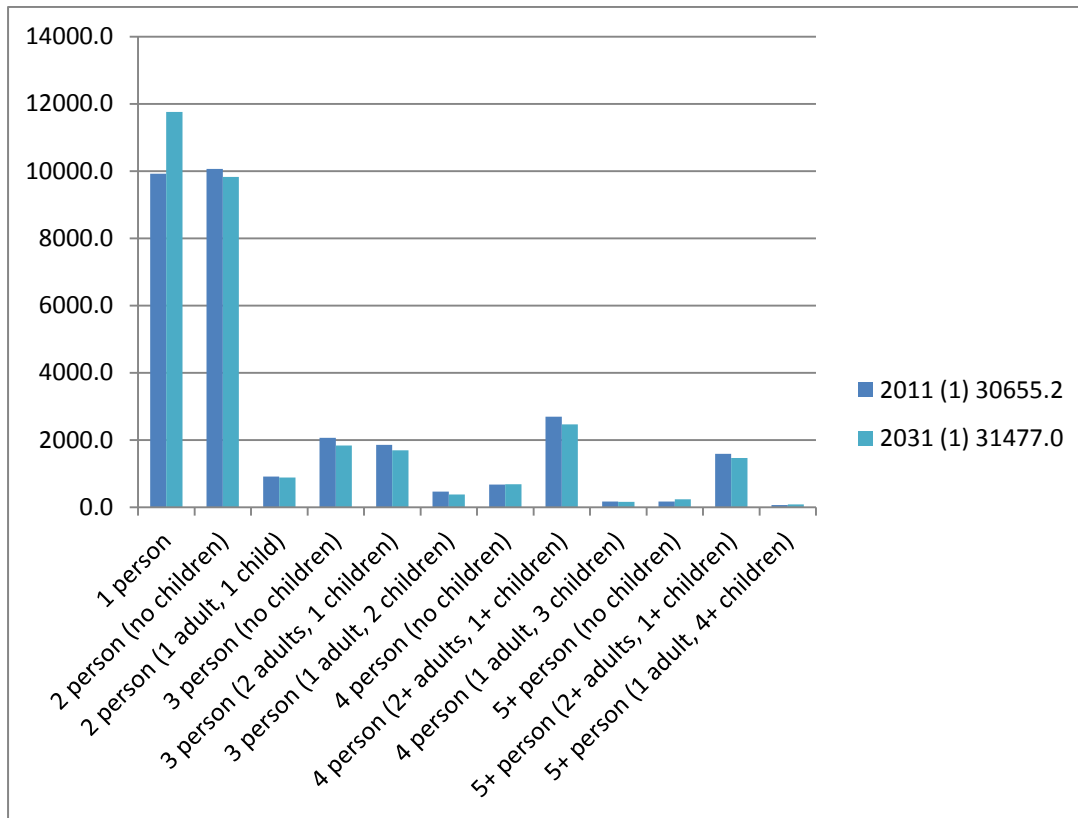
The table below shows age projections based upon census information. The numbers of older adults of 65+ will continue to increase and more markedly the numbers of 85+ will rise rapidly. The average age of the population will therefore increase.

Table x – changing make up of population by age group



There will also be a change in the mix of households across the island. This is as a result a) of more older people who are more likely to live alone b) social patterns which are leading to smaller households sizes (eg. Single parent households)

Table x – Changing patterns of household composition



Source: StatsWales 2014

Tenure

		Owned	Social Housing	Private Rented	Private rented sector (other)
ANGLESEY	2001 Total	19,231	4,882	2,703	1,576
	2001 %	67.7	17.2	9.5	5.6
	2011 Total	20,971	4,550	3,699	1,374
	2011 %	68.5	14.9	12.1	4.5
	% Change 2001 -2011	+0.5	-2.3	+2.6	-1.1
WALES	% 2001	70.8	18.4	7.4	3.3
	% 2011	67.4	15.9	12.7	3.1

	% change	-3.4	-2.5	+5.3	+0.2
--	----------	------	------	------	------

The table above shows the tenure of all households on the island as of 2011 and the change since 2001. Unlike other authorities in Wales the percentage of owner occupiers in Anglesey has shown a small increase since 2001. The numbers of those in private rented has also grown, though this is a smaller growth rate than the rest of Wales owing to the larger than average private rented sector in 2001. The private rented sector on the Anglesey is now similar in size to that for the whole of Wales.

There are 34,168 dwellings on the island in total. On the date of the last census (27 March 2011) 89.5% contained at least one person whose place of usual residence is at that address. This suggests that around 11.5 % of dwellings are not used as main residences. . These will mainly be homes used as second homes and as holiday residences.

Ethnicity

	% White	% Mixed/ multiple ethnic group	% Asian/Asian British	% Black/African/ Caribbean/ Black British	% Other ethnic group
Isle of Anglesey	98.2	0.7	0.7	0.1	0.3
North West Wales	97.3	0.8	1.3	0.2	0.5
Wales	95.6	1	2.3	0.6	0.5

(Census 2011)

While the numbers of people from Black and Minority Ethnic backgrounds remains small numbers have grown since the last census in 2001. It is important that housing policy remains inclusive of the needs of all ethnic backgrounds.

Health

The 2011 census provides information about the general health status of the local population

	% of residents assessing their general health as bad or very bad	% of residents where day to day activities are limited by a long term health problem or disability
Anglesey	6.3%	23.1%
Wales	7.6%	22.7%

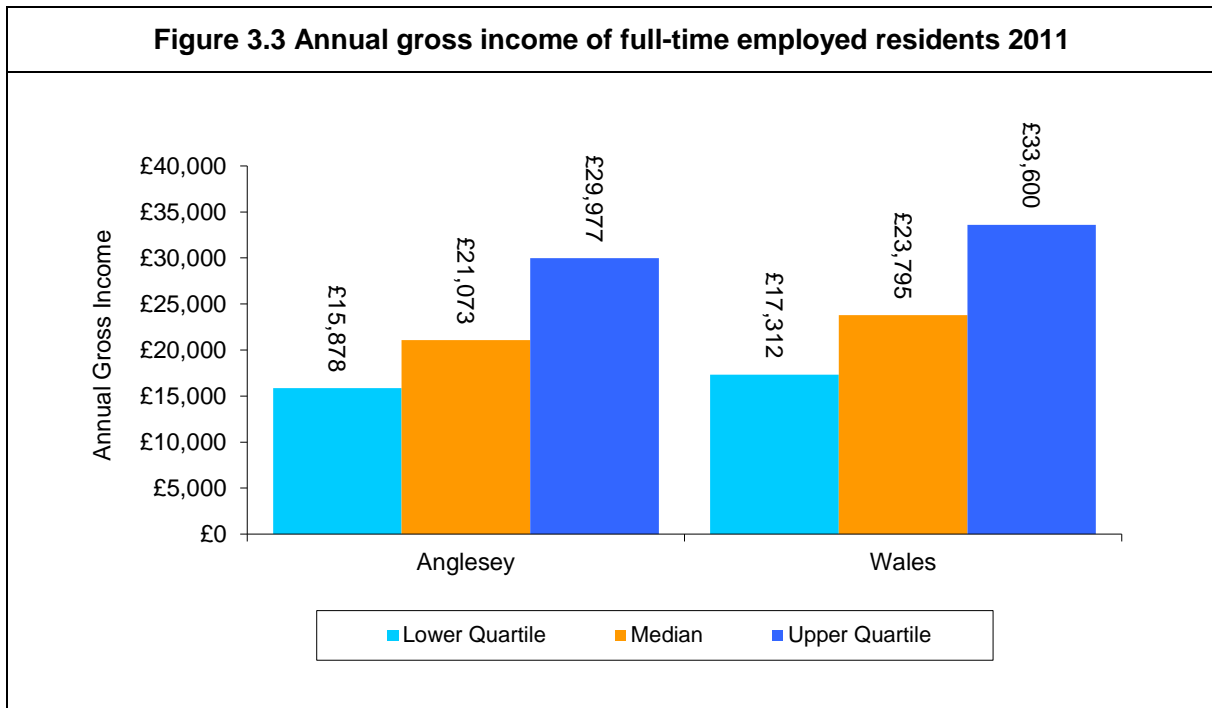
(Census 2011)

Unemployment level

Unemployment for the island has fallen from 5.1% in February 2013 to 3.9% in March 2014. There are large variations across the island with unemployment standing at its highest in the ward of Holyhead Town where unemployment stood at 10.9% in March 14 and all wards adjoining Holyhead town also have rates over 6%. The wards of Rhosneigr, Amlwch Port and Tudur Ward (Llangefni) also have higher unemployment than the island average.

Income

The mean earned income for full-time employees resident in Isle of Anglesey in 2011 was £24,067, (ONS Annual Survey of Hours and Earnings – Household Income) which is lower than Wales as a whole (at £27,346). As the table below shows, at all points on the distribution, annual gross income in the Isle of Anglesey is lower than the equivalent in Wales as a whole.



In relation to the mean income of full-time employees resident in the Isle of Anglesey and Wales since 2006, the Isle of Anglesey has recorded almost no change (less than 0.1%) since 2006 compared to an increase of 11.5% across Wales. While mean earnings in the Isle of Anglesey peaked in 2008, they have continued to rise nationally. The fall in earned income in the Isle of Anglesey since 2008 reflects the closure of Anglesey Aluminium which provided higher than average wages, as well as the subsequent reduction of the Eaton Electrical workforce..

Prosperity and Deprivation

There are stark differences between the most prosperous districts on the island and the most deprived. On the basis of the 2011 Welsh Index of Multiple Deprivation the island contains some of the most deprived wards (in Holyhead and Llangefni) and some of the least deprived wards in Wales. This index of deprivation includes elements directly relating to housing (ie. overcrowding, lack of central heating) and others that are affected by lack of suitable housing (health, community safety, education)

House Price Data

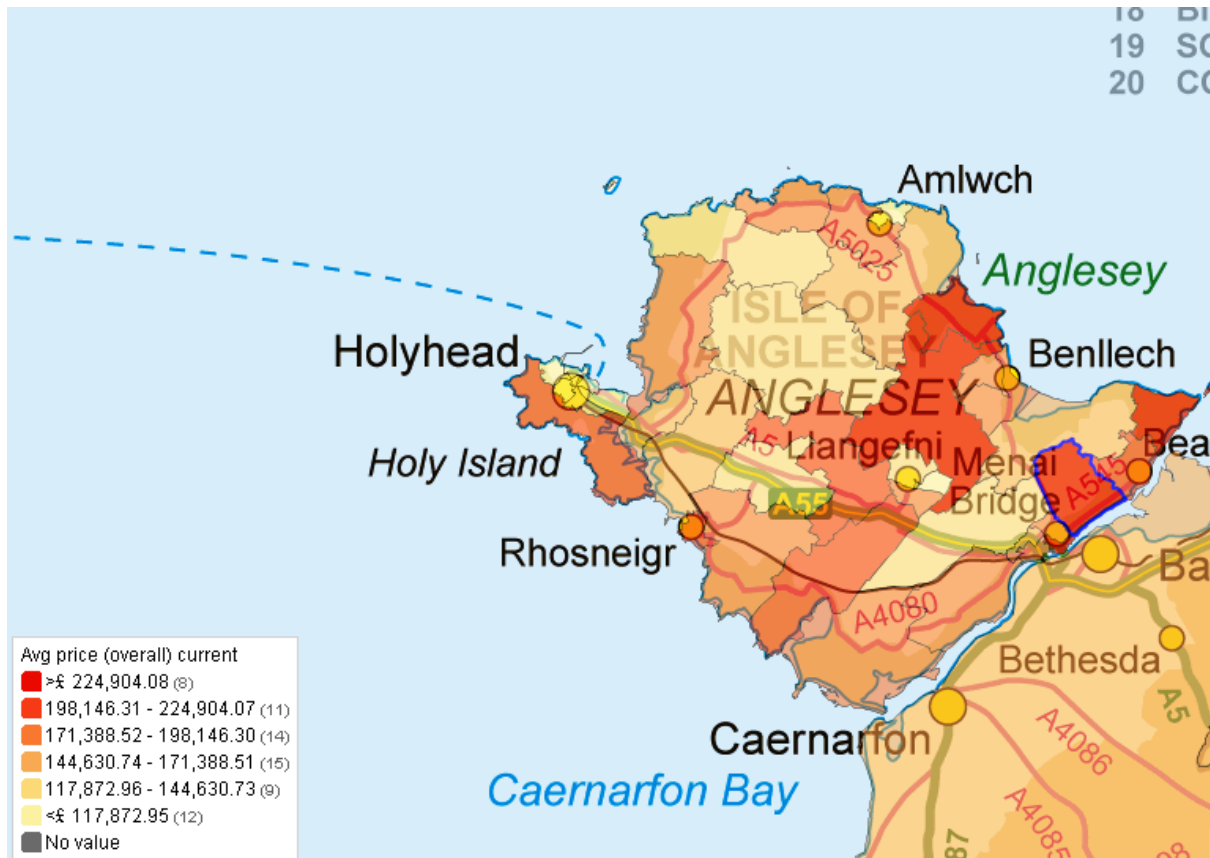
The middle column shows average house prices since June 2012. These have fluctuated over the last few years but there is now a pattern of a gradual increase. However the lower quartile price remains variable and is generally comparable with the price 2 years ago.

Sold House prices on Anglesey 2012 -2014			
	Upper Quartile	Average	Lower Quartile
Jun-12	191,483	158,331	112,650
Jul-12	196,816	163,224	116,150
Aug-12	179,666	150,738	109,500
Sep-12	201,333	167,302	117,650
Oct-12	210,000	171,396	119,983
Nov-12	212,500	174,638	116,983
Dec-12	190,000	158,822	108,000
Jan-13	178,333	149,800	103,000
Feb-13	172,500	149,629	108,000
Mar-13	168,333	148,685	106,448
Apr-13	186,666	161,604	102,114
May-13	193,000	159,154	97,781
Jun-13	204,666	167,008	106,333
Jul-13	187,333	157,528	110,666
Aug-13	184,333	163,146	112,500
Sep-13	176,000	161,854	109,666
Oct-13	179,000	163,368	112,000
Nov-13	181,666	161,295	109,166
Dec-13	188,333	160,354	101,333
Jan-14	190,500	162,991	103,666
Feb-14	181,166	161,040	103,666
Mar-14	174,250	163,921	109,500

(Source Hometrack 2014)

The map below indicates the variety in average price by ward across the island in May 2014, with the darker areas showing the higher price areas. Average prices vary between in excess of £224,000 to less than £117,872. The lowest prices can be found in the more populated areas – ie. Holyhead,

Amlwch and Llangefni.



Housing Need on Anglesey

Local Housing Market Assessment

A Housing Needs survey for the whole of Anglesey was undertaken in 2012 and the results of this were in turn used to produce a Local Housing Market Assessment which gives a comprehensive picture of the local housing market and an assessment of housing need on the island.

The Assessment demonstrates that affordability of housing is a problem for many households on the island. For example households moving in the private rented sector in the last 2 years were spending on average 34% of household income on their rent. In relation to potential newly forming households (likely to be young people) 43.4 % would be unable to afford market housing when affordability is based on 25% of income.

The LHMA assesses the numbers of additional affordable homes needed based on a methodology advocated by the Welsh Government. It is based upon current levels of housing needs, future formation of new households and the amount of existing housing stock now and in the future to meet this housing need. The term Housing Need means the situation where a household lacks its own housing or is living in housing considered inadequate or unsuitable **and** cannot access suitable housing at market prices. The methodology used in the LHMA bases this assessment on the assumption that a household should spend no more than 25% of its income on housing. This results in the finding that over the 5 years from 2012

- 1. When 25% of household income is used, there is an annual need for 635 affordable homes each year**

This calculation was repeated making the assumption that households can afford to spend up to 30% of their income on rental housing and also factors in the assumption that the private rented sector can provide suitable accommodation

2. Using this approach there is an annual need for 134 affordable homes each year

Housing waiting lists

Additional information about Housing Need is provided by the housing registers for Anglesey. The waiting list for Social Housing captures those who are currently seeking accommodation with the Council and housing associations (it can include people without a local connection and existing social housing tenants who are seeking a transfer). In February 2014 there were 1467 households on the waiting list. They were seeking the following sizes of property

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
Number of applicants	430	725	257	45	9	1

In addition the Tai Teg register was established in 2012 for people who are interested in home ownership, cannot afford market prices but wish to be considered for assisted home ownership option. As of December 13 523 people from Anglesey were registered. They were seeking homes in locations across the island. 61% were seeking either a 2 or 3 bed home. 64% of those making a specific response considered £90-130,000 to be an affordable price for their household.

The existing housing stock

Stock profile

Compared to the national stock profile for Wales, Anglesey has a high proportion of detached houses and bungalows and a lower proportion of terraced and semi-detached and flats.

	Detached homes	Semi-detached homes	Terraced homes	Flats
Anglesey	47.5	22.5	22.6	7
Wales	27.8	31.9	27.7	12.3

(Census 2011)

Level of occupancy of homes

	Total number of homes	Homes with 2 or more spare bedrooms	Homes with 1 or more spare bedrooms	Homes with no spare bedrooms	Homes with one or more fewer bedrooms than needed
All homes	30,594	13,537	10,865	5,517	675
%		44%	36%	18%	2%
Owned or shared ownership (part owned and part rented) number	21,034	11,362	6,937	2,413	322
%		54%	33%	11%	2%
Social rented number	4,487	795	1,821	1,705	166
%		18%	41%	38%	4%
Private rented or living rent free number	5,073	1,380	2,107	1,399	187
%		27%	42%	28%	4%

The majority of households have more bedrooms than required for the number of people in the home. 80% of households have 1 + bedrooms more than numerically required. 2% of households have insufficient bedrooms to house the number of occupants. These figures vary considerably across tenures. Owner occupiers are considerably more likely to have spare bedrooms than private renters or social renters. Overcrowding is more common among private and social renters where 4% of households have insufficient bedrooms.

Stock condition

The Private Sector House condition survey carried out in 2008 provides information about the 84% of stock in the private sector.

This found that 22.3% of private sector housing stock exhibited a Category 1 hazard within the Housing Health and Safety Rating System* . This rose to 35.4 of private rented housing.

Using the previous measure of stock condition (pre 2004), 2% of private dwellings would be considered "unfit" rising to 5.7% of private rented stock.

(*Housing Health and Safety Rating System (HHSRS) became the national system for assessing housing conditions under the Housing Act (2004). A category 1 hazard is a hazard from a list of 29 listed housing hazards where there is also considered to be a high risk of serious harm)

Local variation within the island

The data sources available confirm the need to recognise the varying needs of different locations on the island and that data available at more local level, including ward and community council level should be used where possible to ensure that local needs are understood and recognised in making housing provision.

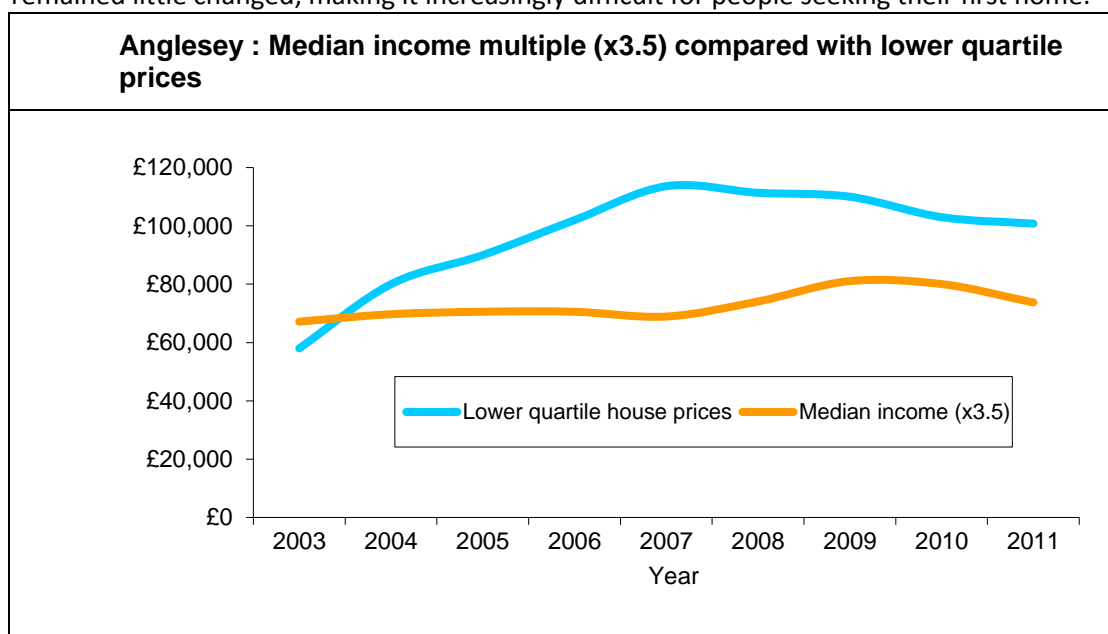
Theme 1 - Development of the right homes for Anglesey's future

Why is this an important issue for Anglesey?

a) Impacts on individuals and communities of a shortfall of affordable homes

- i. A shortage of suitable homes which can be afforded by local people is an issue which interlinks with many of the other housing issues explored in this strategy (ie. Homelessness, housing crisis, suitable housing for people with support needs and older people). It is raised as a key issue in consultations about the housing priorities for the island.
- ii. Sustainability of communities are threatened . An inadequate supply of suitable affordable housing contributes to young people leaving the area and can restrict economic growth. Local facilities (such as shops) are put at risk. Social networks can be undermined when local people move away because of shortages of suitable housing. The future of the Welsh language is weakened when Welsh is less commonly the language of social interaction, as more non-Welsh speakers are able to outprice local people.

The table below illustrates how lower quartile house prices rose from 2003 while median income remained little changed, making it increasingly difficult for people seeking their first home.

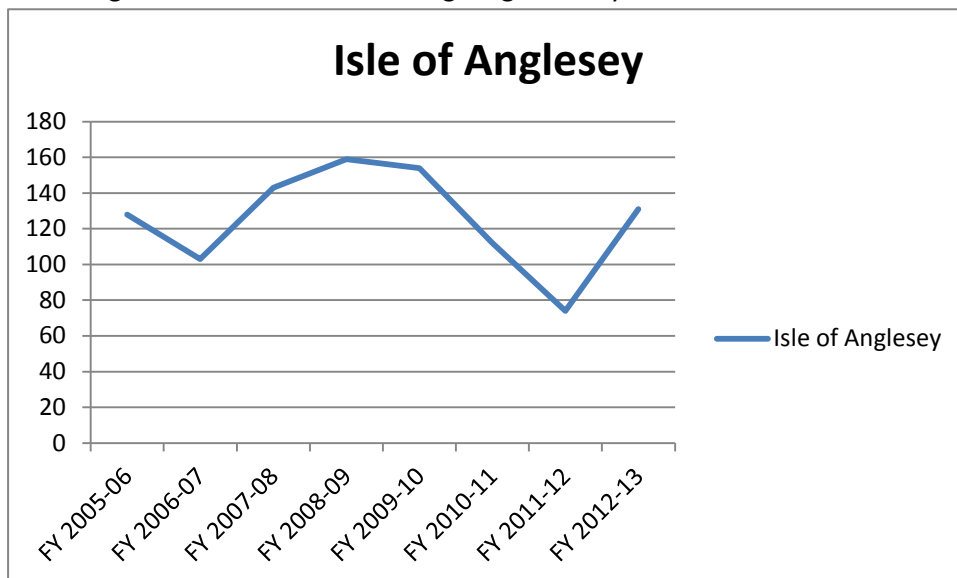


(Anglesey LHMA - Source: Land Registry and Annual Survey of Hours and Earnings)

As of June 2014 the lower quartile price for a home on Anglesey is £110,800 meaning that this price is 6.1 times higher than a median earnings for a single person on the island (source Hometrack).

- iii. The percentage of the population living in the social rented sector where rent levels are controlled to keep them at affordable rates has fallen between 2001 and 2011. While additional new homes have been built by the Housing Associations working in Anglesey the rate of growth is slower than in the private sector and a small number of Council homes are

still being lost as rental homes through Right to Buy.



The table above shows the number of all new homes complete on Anglesey over the years from 2005 to 2013. There has been a recovery in numbers since 2011.

- iv. The unaffordability of home ownership and waiting lists for social housing have contributed to more of the population finding housing in the private rented sector. Alternatively people may remain in the parental home longer or in the worst case scenario, where people have few resources to help them secure accommodation, they may be at risk of homelessness.
- v. Other factors which have contributed to difficulty accessing suitable housing are the fall in average salaries in Anglesey and welfare reform provisions which have limited the size of home on which housing benefits are payable in the social sector and limited rises in the Local Housing Allowance rate in the private rented sector. The number of households is increasing disproportionately to the population because of smaller household sizes for reasons including longer lives and growth in single parent families.

b) Rural Housing

There are specific issues in relation to supply of housing outside the main service centres in Anglesey (Holyhead, Llangefni and Amlwch) where house prices tend to be higher and availability of both social rented and privately rented can be limited. Similarly the opportunity to develop new homes can be more difficult because of land availability and the potential for costs to be higher

c) Accommodation for Gypsies and Travellers

The Housing Bill (Wales) requires Local Authorities to make provision for the site requirements of Gypsies and Travellers which have been established through a Needs Assessment. The North Wales Gypsy and Traveller Assessment 2013 established that there was a need on Anglesey for 11 residential pitches on Anglesey.

Key areas of work which will deliver more affordable homes

a) Joint Local Development Plan

There is a strong tradition of home ownership in the U.K and while the percentage of owner occupiers is now falling, ownership remains the desired and expected tenure of the majority of

people. The ability of the private development sector to meet demand arising from demographic factors, social change and economic growth is one key part of ensuring the island has the right housing now and into the future. The Joint Local Development Plan (JLDP) which is being progressed for Anglesey and Gwynedd is a vital element of making sure that land availability and planning policies are in place to achieve this. Cross department working will continue to support adoption of the JLDP by 2016 .

Until the adoption of the new JLDP the Affordable Housing Delivery Statement adopted by the Council in 2009 will continue to be used as a material consideration in decisions on planning applications and supports the delivery of some additional affordable housing over and above that achieved with public funding. It requires that on developments of 10 or more homes 30% should be affordable, subject to viability.

b) Affordable housing development programme

The Council knows the amount of Social Capital Grant it will receive for the next three years. For homes at social rent the Grant funds 58% of the development cost with the housing association securing the remainder through borrowing. The Council will continue to work in partnership with local RSL partners to deliver the maximum value from this fund. In recent years a number of other funding streams have been available from the Welsh Government. Each will have specific terms and conditions attached which means Isle of Anglesey County Council must plan and be able to work in an adaptive manner to obtain the maximum financial benefit.

c) Rural Housing Enabling

Anglesey's Rural Housing Enabler, has made a significant contribution in facilitating potential developments and in particular working closely with community councils to highlight housing need in more rural areas of the island where delivery of affordable housing is often more challenging. In many of the more rural areas there are fewer opportunities to buy at a price suitable for a first time buyer and also a scarcity of properties for private rent.

What needs to happen by 2019

1. Housing Services and the Joint Development Plans Unit will continue to work closely together to ensure the Local Development Plan delivers homes that meet the evidenced need for affordable homes and greater numbers of people who may need specialised / adapted housing.
2. The Council will ensure it maintains up to date evidence on the level of affordable housing needed, and the types and sizes of homes required. It will use this evidence to provide active leadership to enable the right homes to be built in the right locations.
3. The Council will act on evidence of need of more smaller homes in its development programme.
4. Rural housing need, which can present particular challenges in identifying affordable land and where economies of scale are harder to achieve, will continue to be given specific attention building on the existing good practice of the Anglesey's Rural Housing Enabler.
- 5.
6. The Council will continue to seek best value from available resources of land and finance including exploring alternative models of delivering homes (eg. Co-operative housing, cross subsidy where some market housing can subsidise affordable homes on exception sites when this brings appropriate outcomes). Partnership working with housing associations, private sector developers and local communities will facilitate this. . A new Anglesey Housing Partnership (see Theme 6) will also support this goal.

7. Anglesey County Council is exploring the opportunity offered by the Welsh Government to buy itself out of the existing system where it must pay an annual negative subsidy from the Housing Revenue Account to the Government. With the new financial freedom this would provide, the Council will seek to begin to build new Council homes,
- 8.
9. While there are currently only provisional milestones for the development of the Wylfa Newydd and other major economic projects, it is a key objective that affordable housing needs in both the short and long term will be linked to these developing projects. Housing and the infrastructure to serve homes should be a central legacy of these projects.
10. Provision of accommodation for Gypsy and Travellers, both permanent pitches and suitable transit provision, will be achieved.
11. In enabling new development, best practice in terms of sustainability will be pursued. This means high standards of energy efficiency, design that contributes to reducing crime and anti-social behaviour, and balanced communities with homes that meet the variety of local needs.

Theme 2 - Making best use of existing housing stock and improving homes and communities

Why is this an important issue for Anglesey?

- 1. More homes are needed on the island to meet demand for both market and affordable housing but at the same time too many are lying empty**
 - a) There were over 765 homes which had been empty for 6 months or more on Anglesey (April 2014) which is approximately 2.2% of the island's total housing stock. A focus on tackling empty homes including the employment of an Empty Homes Officer, and dedicated assistance from an Environmental Health Officer and a regular Empty Homes "surgery", has brought considerable success and has enabled homes to be occupied by first time buyers and added more units to the private rented stock.
 - b) Empty homes can be found at locations across the island and include both small flats and large houses. The empty homes are frequently an eyesore but have also become targets for vandalism or anti-social activity. Properties left empty and unmaintained for long periods can fall into more serious disrepair making the job of re-occupying them proportionately more difficult.
- 2. The numbers of people living in the private rented sector on Anglesey is increasing. The problems which are sometimes associated with this sector need to be tackled to ensure private tenants have quality accommodation and their housing rights are respected.**
 - a) The total number living in this sector is now greater than the number living in social housing on the island. The slow turnover of social housing and a supply of new build that does not meet demand means that for many households the private rented sector offers the best chance of a suitable home when they are looking for a first home or need to move home.

- b) To provide a stronger framework to ensure consistently high standards in the sector, the Housing Wales Bill will introduce a national licensing scheme for private landlords and letting agents. This is intended to result in improved standards, greater availability for information on local landlords to local authorities and tenants and increased understanding by landlords and tenants of their rights and responsibilities.

The Energy Bill (2011) included a provision that from April 2018, all private rented properties must be brought up to a minimum energy efficiency rating of 'E'. This provision will make it unlawful to rent out a house or business premise that does not reach this minimum standard

- c) The last stock condition survey (2008) on Anglesey found that 35% of privately rented housing had a category 1 hazard* compared to 22% of all the housing stock. There is a national issue of poor standards of repair and energy efficiency in the sector.
- d) On average people move more frequently in this sector and there is less security of tenure, There is therefore a particular risk that residents who rely on this tenure for their housing could be adversely affected by the growing numbers of workers required for
- e) Wylfa Newydd and other major economic projects on the island.
- f)

3. There is also disrepair in homes occupied by owner-occupiers where they cannot maintain the homes because of low income or ill health / incapacity. Lack of maintenance also increases the possibility of long term and expensive deterioration of the property.

Disrepair in private homes is a risk to the health and safety of existing occupants. This can particularly be the case with older people who do not have the income to maintain their home adequately or to make adaptations needed for health reasons. The last stock condition survey (2008) found that 21% of owner occupied housing had a category 1 hazard*. ¹ 16% of these households were considered vulnerable (defined as in receipt of benefit or income less than £8000

4. Fuel Poverty on the island

Fuel poverty occurs when a household needs to spend more than 10% of its income on all household fuel in order to maintain a satisfactory level of heating.

It is estimated in Wales as a whole that 30% of households and 33% of vulnerable households are in fuel poverty (2012 Projections based on 2008 baseline information – Building Research Establishment BRE). While a figure is not available at Local authority level the lack of gas supply in parts of the island and the age of the housing stock means the level is likely to be higher on Anglesey.

In Anglesey 5.3 % of homes do not have central heating. The limited gas network on the island also means a high percentage of homes rely on usually more expensive oil or electric central heating.

¹ *(Under the Housing Health and Safety Rating System (HHSRS) a Category 1 hazard is a risk in the home that is serious enough that the local authority would have a statutory duty to take some form of enforcement action)

Type of heating in 2011	Anglesey %	Wales%
	All categories: Type of central heating in household	100.0
No central heating	5.3	2.3
Gas central heating	50.3	76.3
Electric (including storage heaters) central heating	10.8	5.5
Oil central heating	23.3	8.7
Solid fuel (for example wood, coal) central heating	2.7	1.9
Other central heating	1.1	0.9
Two or more types of central heating	6.5	4.4

(Source Census 2011)

More people feel safe and are safe within their communities.

Living in safe and secure housing is important to both physical and mental health. In addition to the disrepair issues mentioned above, there continues to be a need to act upon the issues which can reduce security within Anglesey homes. The way new homes are designed and regeneration work which opens opportunities to remodel residential areas can make a significant difference to rates of crime, anti-social behaviour and peoples feelings of security. The way Social housing landlords manage anti-social behaviour in their neighbourhoods is also a key issue as people experiencing anti-social behaviour can be left feeling intimidated in their own homes.

What needs to happen by 2019?

Empty Homes

1. Housing Services needs to continue to set challenging targets to facilitate the return of empty homes to use. This is currently set at 75 homes per year. It will review the Empty Homes Strategy to ensure the right prioritisation approaches are in place to make best use of the financial and staffing resources available. Gaps in the ability to tackle empty homes will be considered eg. Provision of project management where empty home owners are reluctant to organise works needed without additional support.
2. The new power to charge additional Council Tax on homes empty for more than 12 months in the Housing (Wales) Bill offers an additional disincentive to long term empty homes. A decision will be needed within the Council on how to use this power and how to use any revenue raised.

Working with the Private Rented Sector

1. The Council will work to support the introduction of the Private Landlord Registration Licensing scheme being introduced in the Housing (Wales) Bill. In addition to helping ensure the landlords are acting responsibly this will provide local authorities with much improved knowledge of the numbers of landlords operating in their area and the opportunity to improve interaction and support.
2. The Council will continue to support a Landlords forum and identify the best practice in working with Private Landlords in line with their preferences.

3. The Council will engage with landlords to form relationship which help lower income households to access this sector and to seek to ensure that local households living in this sector are not excluded by incoming temporary workers.

Providing appropriate support for housing renewal in the private sector

Because of the health risks and effect on quality of life, it is important that private home owners continue to be encouraged to maintain their property. At a time when the availability of grant money to assist this is likely to fall, loan schemes must be made accessible. Loan funding may also assist private landlords to improve the quality of rented homes.

Addressing Fuel poverty and reducing carbon emissions

The Council will use its understanding of fuel poverty issues on the island to find the best solutions possible to increase energy efficiency in homes both in the public and private sector.

- In Council homes, where many energy efficiency works have already been undertaken, work will continue to target homes which could benefit from solid wall insulation (particularly those off the mains gas network) and to work with individual tenants in fuel poverty.
- If funding is available the Council will continue its previously successful use of Arbed funding to connect more communities to mains gas. This benefits both Council and private households.
- The Council will ensure relevant staff are able to sign post eligible applicants to schemes which offer assistance with improving energy efficiency and affordable warmth in the home (ie the NEST scheme)
- Additional sources of funding for schemes to undertake energy efficiency works will be actively sought

Safe homes and communities

- Community safety issues will retain a high profile when new homes are developed and when opportunities for regeneration and housing renewal arise.
- Best practice will continue to be pursued in tackling anti-social behaviour in social housing, including recommendations from Welsh Government Anti-Social Behaviour review published in 2014.

Theme 3- Preventing housing crisis and increasing housing options

Why is this an important issue for Anglesey?

a) There are a number of background factors relevant to this area of work

- i. The provisions of the Housing (Wales) Bill are expected to start to come into force in 2015. Anglesey County Council and its partners will need to implement the policy and operational changes resulting from the new homelessness law the changes to homelessness law that this will introduce. In particular it is expected that the authority will have a duty to prevent homelessness for anyone at risk of homelessness within 56 days. This will extend the duties beyond the current advice and assistance to which many are currently entitled. The Bill is

also expected to give authorities a new power to house those to whom they owe a homelessness duty in the private rented sector.

- ii. At present there are a number of factors that appear to pose the risk of an increase in the number of households in danger of homelessness. These include
 - Rent arrears arising from the spare room subsidy, commonly known as the “bedroom tax” (ie shortfall in benefits paid to social tenants deemed to be under-occupying and rent arrears arising).
 - Impacts from other welfare reform measures which may reduce incomes and the planned implementation of universal credit (monthly payments of all benefits in one lump sum and less direct payments to landlords)
 - iii. Additionally the impacts on access to housing of rates of unemployment, and supply v demand in the private housing sector remain uncertain, but present continuing risks. In particular the need for worker accommodation for the Nuclear New Build and other major projects will potentially impact on the supply of accommodation in the private rented sector. This could happen in advance of the start on site as landlords re-position themselves in the hope of taking advantage of the worker market.
- b) **At present there is a challenging situation for a significant number of people on Anglesey who are seeking their first home or needing to move from existing accommodation.** The background for this was outlined in section 1 “Understanding the housing picture in Anglesey”, The limited supply of affordable homes which does not currently match demand, increases the risk that the more vulnerable becoming susceptible to housing crisis including homelessness.
- i. In 2013-14, 62 households were accepted as homeless and in priority need while another 26 households were found to be homeless but not falling into one of the priority need categories. These numbers were similar to the previous few years, though in the final quarter of 2013-14 there was a small increase in households becoming homeless.
 - ii. The approach of the Council has increasingly been focussed on early interventions and assisting clients to find alternative accommodation at an earlier stage. In 2013-14 homelessness was prevented for at least 6 months in 63% of cases presenting to the Council as potentially homeless. In 2013-14 in cases where homelessness could not be prevented and the household was in priority need the most common cause of homelessness was 1) loss of an existed private rented home ; 2) relationship breakdown.
 - iii. The focus on preventing homelessness adopted in the last few years has reduced the numbers of statutorily homeless on Anglesey by concentrating staff and financial resources on earlier prevention activities. It does not reflect a reduction in need for housing advice and support.

What needs to happen by 2019?

While supply is a significant factor, providing excellent accessible homelessness prevention services and information about housing options and interlinked financial / benefits advice is also essential for individuals with difficulties accessing housing. Social housing providers also need to work together

to ensure that the supply of affordable homes is used to best effect to house those in need but also to create stable and prosperous communities. The following objectives will support this:

- a) Existing partnership work between the agencies which provide support for people who are homeless or vulnerable to homelessness will have been developed further. A new Homelessness Strategy, led by Anglesey County Council, will concentrate on guiding a joint approach to prevention of homelessness.
- b) The Council will continue to develop a housing options service which
 - Provides citizens with up to date and accessible information about housing alternatives on the island
 - Has a range of ways of assisting people who become at risk of homelessness to either retain their existing accommodation or to access a suitable alternative
- c) The service will have been reshaped to best respond to the change in legislation in the Housing (Wales) Bill which entitles anyone at risk of homelessness within 56 days to approach the local authority which must take reasonable steps to prevent homelessness”
- d) The Council will have worked with local housing associations to review the way people are currently prioritised for social and intermediate rental housing ensuring a system which is clear and easily understood and best uses a limited supply of stock in a way that is accepted as fair and appropriate in the current housing environment.
- e) The Council will have strengthened connections with private rented sector landlords to assist more people, to find a suitable home in this sector. This will apply both to those in danger of homelessness and those unlikely to find housing in the social sector.
- f) The Council anticipates making use of the new power in the Housing (Wales) Bill to discharge its duty to accommodate those who are homeless and in priority need into a Private Rented Tenancy where appropriate.
- g) Ensure that support services funded by Supporting People which assist particularly vulnerable people such as former rough sleepers, people with chaotic lifestyles including substance misuse, are maintained and recognised as key to preventing homelessness.
- h) The Council will continue its commitment to prioritising a co-ordinated response to the effects of Welfare reform. In relation to the prevention of homelessness this particularly means:
 - Leading the co-ordination of agencies across the island which provide advice to existing households and future households who are most at risk by virtue of low income /reliance on benefits to contribute to housing costs
 - Recognising that there is currently a gap between the size and cost of housing options available on the island the size / cost of accommodation which lower income residents must find under welfare reform. Help to bridge this gap by providing additional smaller homes in the development programme, work with private landlords to maximise homes within local housing allowance rates and assist existing tenants affected by bedroom tax.
 - Enabling accommodation options to meet the needs of single home seekers on low incomes will be prioritised because of the shortage of 1 bedroom accommodation and rooms in shared houses which fall within Local Housing Allowance rates. Options include encouraging subdivision of larger houses and facilitating shared home options.
- i) Options will be explored to develop the role of Social Lettings Agencies to meet housing needs.

- j) The Council will reduce the time homeless households spend in temporary accommodation and ensure that temporary accommodation that is supplied is of an adequate standard.
- k) The Council will have investigated the effectiveness of a Tenant Accreditation Scheme currently being piloted by Denbighshire Council.
- l)

Theme 4 - Support to promote housing independence

Why is this an important issue for Anglesey?

- a) At certain stages in their lives many people need appropriate help to allow them to successfully manage living independently. These can be people of all ages. The support needs of older people, a growing group on the island, is dealt with in the next section “Homes for Longer Lives”.

The majority of this support is provided under the Supporting People programme but financial inclusion workers are also making an important contribution. A successful local SP programme not only empowers individuals but can demonstrably reduce spending and assist in achieving policy objectives for social care, health and community safety services. The type of support which will vary according to the client group need may typically involve helping individuals dealing more effectively with

- Money management
- Setting up a new home
- Maintaining support networks
- Relationships with neighbours
- Motivation to manage household upkeep

- b) At present and over the lifespan of this strategy support programmes will in particular have a role in assisting people affected by welfare reform and the impacts of social and economic deprivation. This is not only a preventative role but can assist people to access job and training opportunities.
- c) There is a specific overlap with the aim of preventing housing crisis. Housing support has a vital role in prevention of homelessness by for example supporting people with tenancies to manage their financial affairs and the care of their home and intensive support provided to rough sleepers can re-establish them in the community.
- d) The National Supporting People framework has been radically overhauled over the last few years to make it more focussed on specific outcomes set out by the Welsh government. . It is a funding requirement that services are focused on the following themes as outcomes for service users:

- Promoting Personal and Community Safety
- Promoting Independence and Control
- Promoting Economic Progress and Financial Control
- Promoting Health and Wellbeing

The funding available over the next 5 years will continue to reduce presenting significant challenges to the maintenance of existing services.

- e) The funding available over the next 5 years will continue to reduce
- f) Needs mapping data is collected on an ongoing basis which allows the most common issues requiring support to be recorded and changes in these needs and therefore gaps in services to be identified. A “lead” need for each client seeking assistance is identified. During 2012-13 over 80% of lead need was in the following categories

Homelessness	57%
Domestic Violence	21%
Alcohol Abuse	10.6%

Many people have more than one problem that needs support. Recording of these shows a bigger range of issues that requires support. These include mental health, offending, drug misuse, and issues related to being young and vulnerable.

- f) The Welsh Government has put a strong emphasis on continued work to tackle Domestic Violence and in 2014 is introducing the Violence against Women, Domestic Abuse and Sexual Violence (Wales) Bill. Housing organisations and Supporting People are key partners in a co-ordinated response to developing a culture which opposes Domestic Violence and in supporting victims.

What needs to happen by 2019?

1. The quality of many existing Supporting Services need to be protected while recognising new ways of working that may involve new ways of delivering services must be explored in order to make limited finances go further.
2. Gaps in services that are identified through mapping needs have been addressed. It has currently been identified that
 - Services for people with mental health issues should be improved
 - There is a need to extend suitable support services to older people of all tenures
3. Further work will be undertaken to identify any specific support requirements for former members of the Armed Forces and what models would be appropriate to meet these needs.
4. An Adapted (initially for Council housing) Housing Register has been developed and assisting people with disabilities homes suited to their needs

Theme 5 - Homes for longer lives

Why is this an important issue for Anglesey?

- a) People are living longer and as such, we expect to see an increase of approximately 70% in the number of people over 85 living on the Island over the next 10 years. This will impact on the types of homes that are needed, particularly as often older people will be living with a long term health condition. Projections indicate that numbers over 75 with a limiting long term illness will increase by 75% by 2030 (source OPNA- Imogen Blood Associates 201).

- b) Longer lives and the lifestyles people in later life aspire to have not always been reflected in the way housing and communities have been planned. This is now becoming a much more central consideration. Older citizens themselves and the services which support them eg. care and health workers and the voluntary sector, are recognised as essential partners in finding the right solutions to changing needs. The Council's Corporate Plan has already identified the transformation of Older Adult Social Care as a key area of work. The achievement of the Council's vision means that community services, which includes the right housing, need to work together to provide older citizens with choice and control over their lives.
- c) A detailed assessment of the housing and support needs of the older population was undertaken on behalf of Anglesey CC in 2013. The evidence for the assessment included interviews with older citizens on the island about their preferences and views on existing and possible future housing options for older people. The assessment rightly takes a holistic view of housing, support and care as all elements that need to be in place to enable people to remain independent in their communities. This Local Housing Strategy will contribute to achieving the independent housing and the inter linked housing related support services which are needed.
- d) There is evidence that the housing stock currently aimed at providing for older people does not always match the needs and preferences of the island's older population. In brief the present situation is as follows:
- Anglesey CC provides the majority of homes on the island which are specifically designated for older people. This stock is made up of over 700 homes (mainly flats and bungalows) which are reserved for older people but have no associated support services and 556 sheltered homes.
 - The islands first Extra Care housing scheme run by Grŵp Cynefin housing association opened in Holyhead but many more specialised homes which can offer varying levels of care and support need to be developed to meet the needs of people wishing to live independently but requiring assistance with a variety of daily living tasks. There is currently a low level of private retirement housing and it is likely that this needs to increase to reflect the fact that the majority of older people who may need supported housing solutions are already owner occupiers.
- e) It is recognised that this is a complex area of work where ultimate demand for different types of housing including sheltered, Extra Care and main stream homes depends upon the interplay of factors including the health needs of older people, the desirability of available options (the choices which people therefore make) and availability of services including support, care and transport. These aspects need to be balanced against each other as decisions about housing provision for older citizens are made

What needs to happen by 2019?

- a) An additional Extra Care scheme will have been provided for predominantly social rental.
- b) Further Extra Care schemes will be in the planning stage
- c) The new Older Persons Commissioning Plan, due to be adopted by the Council later in the year, will lead an approach which remodels housing related support and home care so that

it can better meet the needs of older people living in all tenures. Support will be organised around community hubs and the new Extra Care schemes. This service would be able to offer an appropriate support across a spectrum of needs including frail elderly people and those with dementia.

- d) The Council's Housing Services will have reviewed its housing approach to older people. In particular it will have considered its provision of sheltered housing to ensure that this housing resource is used to best meet the island's housing needs.
- e) Suitable advice provision to assist older people in making sometimes difficult housing decisions will be available at the time they need it.
- f) Older people living in the private sector will continue to be supported to stay safe and well in their own homes through assistance arranging repairs, a high quality service providing Disabled Facilities Grants and a handyman service which helps with small repairs / maintenance tasks.

Theme 6 - The links between housing and the wider economy are fully realised

Why is this an important issue for Anglesey?

- a) Housing can be an instrument for delivering regeneration. New build homes and housing renewal can provide social, economic and environmental benefits. The Joint Local Development Plan with Gwynedd is in development and is expected to be adopted in 2016/17 and will present new opportunities for local housing development.
- b) Appropriate development of affordable and market housing is needed to support growth of town and rural economies.
- c) The local housing market can be a major driver of economic growth. For example it can create employment and help ensure that attractive homes and places are available to keep young people and skilled labour in the area. New homes can also increase local tax revenue and sales of building supplies.
- d) Similarly the following are also the source of additional money entering the local economy and can potentially be increased by the local authority's approach to housing strategy
 - The social housing sector puts large amounts into the local economy through its ongoing maintenance and improvement programme and the way it procures services effect local outcomes.
 - Housing adaptations needed by older people and people with disabilities often create work for local builders and craftsmen.
 - Encouraging take up of Energy Efficiency measures by individuals and by landlords may also provide opportunities for local contractors and may bring additional public grant funding into the area.
- e) Implications arising from Nuclear New build and other Energy Island projects will extend well beyond life of this strategy. From the start there has been a clear awareness of the economic benefits for individuals and the opportunities of a positive housing legacy while there is also an understanding of the short term risks to local housing from an influx of temporary workers. This Strategy must put in place the mechanisms to take advantage of the opportunities and plan to counteract the risks to an affordable housing supply in the short term.

What needs to happen by 2019?

- a) A Housing Partnership for Anglesey will be established with key partners from social housing, private sector housing, health, and community services. This Partnership should have a key role

in ensuring that the strategic direction for housing is integrated with growing the economy of the island and is inclusive of all the islands population including those who may be more vulnerable.

- b) The Council will continue to encourage initiatives which support local businesses to tender for contracts for work on existing and new social housing. For example: Isle of Anglesey County Council Housing Services has set a target that a minimum number of traditional planned maintenance schemes to be procured via Sell2Wales and several contracts have already been won by local firms; Coleg Menai provides skills training in the field of construction and energy efficiency.
- c) A priority will be given to maximising benefits from funds available from national energy efficiency funding programmes such as ARBED and from ECO funding which assist with multi-home schemes. Individuals living in the private sector will continue to be given appropriate advice about energy efficiency
- d) Vibrant and Viable Places regeneration funding will:
 - Deliver major housing benefits to Holyhead, including quality market housing, affordable homes, empty homes returned to use and energy efficiency improvements for targeted homes
 - Housing projects will create employment and assist with helping people into work
- e) In relation to ongoing Energy Island projects, especially Wylfa Newydd, the Council will
 - actively look to ensure the long-term benefits of both infrastructure investment and housing aimed at construction workers
 - continue to research and monitor repercussion on affordable housing supply of temporary workers coming to the island and actively pursue mitigation of negative impacts through for example considering a housing hub to guide the supply of lodgings to temporary workers.
 - Work to mitigate the risks arising from projects including work with developers and ensure appropriate mechanisms to ensure the accommodation needs of contractors are of good quality and affordable.
- f) Continued work by Communities First to ensure direct and indirect housing benefits are shared with the most deprived wards on the island.
- g) Maximise opportunities to access European funding including EU Structural Funding and the Rural Development Plan to help address the anti-poverty agenda through energy efficiency measures and fuel poverty.

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	14 th July 2014
Subject:	Housing Revenue Account Subsidy Reform [HRAS reform]
Portfolio Holder(s):	Councillor Kenneth P Hughes
Head of Service:	Shan Lloyd Williams, Head of Service (Housing)
Report Author: Tel: E-mail:	Shan Lloyd Williams 01248 752201 slwhp@anglesey.gov.uk
Local Members:	N/a

A –Recommendation/s and reason/s
<p>Members of the Executive Committee are recommended to:</p> <p>R1. Note recent developments in ending the HRA Subsidy system in Wales and move to a self-financing model for local authority housing;</p> <p>R2. Endorse the Council’s response to the Welsh Government’s consultation document ‘New Local Housing Authority Self-Financing System (HRAS Reform), May 2014’ (section 5 of the Report);</p> <p>R3. Endorse Option 3 for the distribution of the borrowing cap as an acceptable option.</p> <p>R4. Endorse the strategic direction for the Housing Service to become self-financing and that a project team be established to proceed with preparing for exiting HRAS by end of March 2015, and that the Portfolio Member for Housing be a member of the project team;</p> <p>R5. That a seminar is arranged for all Elected Members in the Autumn on self-financing.</p> <p>Reasons</p> <p>1.0 Background</p> <p>1.1 In July 2013, the Welsh Government and UK Treasury reached agreement on a</p>

CC-14562-LB/186954

'buy-out' figure that will allow landlord Authorities in Wales to exit from the HRAs system in March 2015 by voluntary agreement. The terms of the agreement require all 11 Authorities to agree the distribution of the all Wales 'buy-out' figure and the imposed borrowing cap. Failure to agree on the distribution will result in the HRA subsidy system remaining in place in Wales until the necessary UK legislation is passed.

1.2 Local Authorities in England exited the HRAS three years ago and have been able to show the benefits even in this short time period.

2.0 The agreement

2.1 The agreement with UK Treasury consists of two parts.

2.1.1 Firstly the 11 landlord authorities are required to buy themselves out of the HRAS system by making annual interest payments of £40m on a loan from the Public Works Loan Board (PWLB). The precise amounts that authorities will need to borrow will depend on the PWLB interest rate on the day. The £40m of interest payments will replace the current annual negative subsidy payments of £73m to HM Treasury and will therefore increase HRA revenue income for the 11 authorities.

2.1.2 Secondly, the UK Treasury will impose a cap of £1.85bn on total HRA borrowing by the 11 authorities. The borrowing includes existing HRA borrowing by Authorities to fund WHQS, borrowing for the buy-out and for future work and other HRA priorities such as new build and remodelling.

2.2 Setting a borrowing cap for authorities in Wales will require UK legislation and appropriate provisions are included in the UK Government Wales Bill. The timescale of this legislation is not clear however, and therefore it has been agreed that authorities can exit from the HRAS system at the end of March 2015 subject to the Welsh Government securing and managing a borrowing cap through a voluntary agreement with the 11 authorities.

3.0 Distributing the Settlement Amount

3.1 Discussions have been held with Heads of Housing Services and separately with the Welsh Treasurers Group / 151 Officers from the 11 Authorities. A seminar was held on the 16th May 2014 by WLGA, attended by the Leader, Portfolio Holder for Housing and Social Services, Head of Housing Services and Finance Manager for Social Care and Housing, to ensure that there was a shared understanding amongst the 11 Authorities about the implications of each of the options put forward, and to allow for a full debate with a view to achieving consensus on the way forward.

3.2 The agreed option distributes the settlement value according to current HRAs negative subsidy payment, reducing the annual payment equally resulting in a reduction of 45.12%. This approach is transparent and will ensure that every authority is better off and gains by an equal percentage of their current negative subsidy payment.

4.0 Distribution of the borrowing cap

4.1 The UK Treasury has imposed an overall HRA borrowing cap for Wales of £1.85bn made up of existing HRA borrowing, future borrowing to fund the 'buy-out', borrowing to bring all authority stock to WHQS by 2020 and borrowing to fund future HRA work including new build, housing-led regeneration, remodelling of stock, acquisition of properties, financial inclusion work etc.

4.2 There is a broad consensus across authorities that the distribution of borrowing headroom should prioritise borrowing for outstanding WHQS work and ensure that all authorities are able to bring their stock up to WHQS by 2020. The consensus was gained at the WLGA seminar, 16th May, 2014.

4.3 This leaves an estimated £112m of borrowing headroom for future non-WHQS work such as new build etc [see 4.1]. The Welsh Government consultation paper details the three most credible distribution options, all of which prioritise borrowing for WHQS.

4.3.1 The options are:

Option 1 : distribution of the headroom to the 4 authorities that included new build in their 2014-2015 HRA business plan that was submitted by each Authority in support of their MRA application.

What would this mean for Anglesey? Anglesey was one of the 4 authorities and this option would focus borrowing on the 4 areas and would not correlate with the distribution of housing need in Wales. In monetary value, this would result in a borrowing cap of £21.4m or 4.5% share of borrowing for the Anglesey Housing Services.

Option 2: distribution based on the application of a modified formula used to distribute Social Housing Grant [SHG] which uses household projections and an affordability index. The formula is a proxy for housing need.

What would this mean for Anglesey? Distributing the borrowing headroom to all the 11 authorities would significantly reduce the borrowing headroom that will be available to authorities that have firm plans to build. In monetary value, this would

result in a borrowing cap of £4.7m or 1.0% share of borrowing for Anglesey Housing Services.

Option 3: distribution of the borrowing headroom on prioritising WHQS, 4 Local Authorities receiving 50% of their new build request with the balance allocated to the 11 authorities using the modified SHG formula.

What would this mean for Anglesey? In monetary value, this would result in a borrowing cap of £13.06m or 2.8% share of the borrowing for Anglesey Housing Services. This option would allow Anglesey and the other 3 authorities to make early progress with their new build plans and also provide some borrowing headroom to the remaining 7 authorities. Option 3 would provide a compromise option.

Option 3 would be the most acceptable option of the three put forward in the consultation document for Anglesey. During discussions at the WLGA seminar, “*it was agreed that option 3 represented an acceptable compromise position. This was an option that all could ‘live with’.*” (source: report to WLGA Co-ordinating Committee, 23rd May, 2014).

5.0 Consultation process

On 15th May 2014, Welsh Government commenced an 8 week consultation with the 11 Authorities who remain landlords and the Welsh Local Government Association on how the two main elements of the agreement with Treasury can be divided between the 11 Authorities. Deadline for responding to the consultation is July 10th, 2014.

Isle of Anglesey County Council’s response to the Welsh Government Consultation Paper

Consultation Q1 Do you agree with the proposal to distribute the settlement value based on negative subsidy amounts?

Isle of Anglesey County Council endorses the preferred option for the distribution of the settlement value as set out in Annex 1 ie distributed between authorities to reflect current negative subsidy payments so that each authority benefits by 45.12% of their current payments

Consultation Q2 Do you agree with the proposal to distribute the borrowing cap based upon option 3 to allow for new build commitments whilst also providing potential headroom for new build to every local authority?

Isle of Anglesey County Council endorses option 3 for distribution of the borrowing cap as an acceptable option.

Isle of Anglesey County Council also endorse the prioritisation of the borrowing required to achieve WHQS.

Consultation Q3 Do you agree that the Welsh Government should retain a small proportion of the borrowing headroom as a contingency?

Isle of Anglesey County Council reject the proposal that WG hold back £5 million of borrowing capacity as a contingency. This money should be shared between the 11 local authorities, with priority given to those Authorities who have yet to achieve WHQS.

Consultation Q4 What are your views on how we allocate any unallocated borrowing headroom now or in the future?

Isle of Anglesey County Council's preference would be for any future borrowing capacity that becomes available to be distributed on the basis of the relative need to increase social housing stock possibly on a formula basis, but also taking into consideration the accommodation need of local population which are affected by new major economic programmes, such as the proposed Wylfa newydd.

We are of the opinion that there are some principles that should be adopted in agreeing the detail of any future distribution discussions:

- *Based on relevant and current data*
- *Based on reliable, stable and representative data sources*
- *Transparency*
- *Robustness of business plan*

Q5 Do you agree that the borrowing cap should be reviewed every three years with the first review in 2018/19?

Isle of Anglesey County Council agrees that there should be flexibility in relation to the borrowing cap which will allow Authorities to 'trade' borrowing on a voluntary basis. We agree that an independent periodic review takes place on a 3 year cycle starting in 2018.

Consultation Q 6: What action should the Welsh Government take on a LHA who has not delivered on their ability to utilise their borrowing cap

The Welsh Government consultation paper also includes proposals for 'sanctions' against authorities in relation to use of the borrowing cap and unallocated borrowing headroom. A combination of factors which may be outside the control of the Authority, may lead to difficulties in using all of the allocated borrowing cap.

Isle of Anglesey County Council would therefore not support a 'use it or lose it' approach to distribution of the borrowing cap.

Consultation Q 7: Do you have any further comments to make?

The timescale for developing detailed business plan for new build by October 2014 seems to be very tight, from experience of working with RSLs, this timescale is not realistic.

6.0 Issues

6.1 In the period leading up to April 2015, the Council, along with the other 10 Authorities will need to plan and implement a significant change programme. This will impact on a number of different service areas including Housing Services, Housing strategy, Accounting, Treasury Management and asset management policy and will require changes to policies and processes. The programme of work is considerable and needs to be undertaken in a short period of time – therefore strong leadership will be needed together with support from the Senior Leadership Team and Portfolio Holders for Housing and Social Services and Finance. This project needs to be aligned to one of the three corporate Programme Boards.

6.2 Self-financing is likely to require all the 5 key services [listed above] to work much closer together and with equal involvement in developing the HRA business plan. Legal Services support and guidance will also be required at key stages of the project plan. To make progress on this, a project team needs to be established to guide and support the business planning process which will lead to better engagement and ownership of the business plan across the Authority.

6.3 There is a clear need for raising awareness amongst Elected Members, new rent policy, de-pooling of service charges, incorporating self-financing within Treasury Management strategy, developing an efficiency strategy for housing services [HRA related], debt management strategy to maximise future flexibility and a policy on priorities for HRA investment.

There is also a clear need to make progress on governance arrangements for the self-financing HRA, developing a communications strategy and consultation with tenants and other partners.

Capacity within the current staff structure is a risk for achieving the necessary tasks within the set period of time. Our reputation as a Council is at risk if, for some reason, we are unable to deliver, thereby leading to the overall programme failing to deliver. There will be a series of capacity building seminars and resources available from the WLGA and Housing Leadership Cymru to support the 11 Authorities, however, at times there will be a need to bring additional capacity to implement the project locally. These costs will be paid by the HRA, not Council General funds.

There is currently no budget for this within the HRA. There will be a virement within the staffing budget from two posts which the Service has not been able to recruit during quarter 1, 2014-2015, with remaining from the HRA reserves.

B – What other options did you consider and why did you reject them and/or opt for this option?

A range of distribution options were discussed by the Task and Finish group made up of representatives of WG, WLGA and LAs and can be seen within the consultation paper together with the reasons why they were disregarded.

C – Why is this a decision for the Executive?

The endorsement of the HRA Business Plan is a role of the Executive Committee. This proposed reform has implications for the HRA business plan as well as Treasury Management (amongst others).

CH – Is this decision consistent with policy approved by the full Council?

There will be opportunities for revenue savings, improving services as well as increasing the supply of affordable homes and housing-led regeneration.

Self-financing will bring significant benefits to tenants and communities and will allow the authority's Housing Services to plan with certainty and for the long term. It will offer opportunities to invest in new build, regeneration and energy efficiency measures, acquire properties and improve services for tenants. The wider community will also benefit through jobs growth, training opportunities, regeneration of the local economy, overall improvement in health and well-being and bringing households out of poverty.

The decision is therefore consistent with policy approved by full Council.

D – Is this decision within the budget approved by the Council?

The HRAS Reform will result in a reduction in expenditure for the Council's Housing Revenue Account – the interest payment will be 45.12% less at current PWLB interest rates, following exiting the subsidy system. This equates to savings of approximately £765k per annum to the HRA which cannot be used by the Council's General Fund.

DD – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	Comments reflected in the final report to Committee
3	Legal / Monitoring Officer (mandatory)	Comments reflected in the final report
4	Human Resources (HR)	No comment
5	Property	
6	Information Communication Technology (ICT)	
7	Scrutiny	
8	Local Members	
9	Any external bodies / other/s	

E – Risks and any mitigation (if relevant)

Risk 1: All 11 stock-retaining Authorities individually are expected to enter into a voluntary agreement with Welsh Government, on the buy-out figure and borrowing cap, and to exit the HRA subsidy on the same date. Failure to do this will result in a financial cost for all 11 Authorities and further delays in the ability to benefit from the opportunities that leaving the HRA subsidy system will bring. There would also be a risk to the Council's reputation for delivering as a partner with other local authorities.

Risk2: Shortage of capacity and skills to enable the Council to achieve and deliver the project within the timescale of March 2015. This may mean drawing in additional staffing resources into Housing and Finance services and external specialists during the project period leading up to March 2015.

1	Economic	
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	
5	Equalities	
6	Outcome Agreements	
7	Other	

F - Appendices:

FF - Background papers (please contact the author of the Report for any further information):
HRAS Project Plan – key task list, WLGA, 2014 Welsh Government Housing Bill, 2014

This page is intentionally left blank

ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	14th July 2014
Subject:	New Nuclear Build at Wylfa Supplementary Planning Guidance
Portfolio Holder(s):	Councillor J. Arwel Roberts
Corporate Director:	Arthur Owen
Report Author:	Christian Branch (Principal Development Officer - Strategy)
Tel:	2491
E-mail:	ChristianBranch@anglesey.gov.uk
Local Members:	Relevant to all Members

A –Recommendation/s and reason/s

To seek the Executive Committee’s support for the submission of the New Nuclear Build (NNB) Supplementary Planning Guidance (SPG) to the Full Council in July 2014 for adoption.

It is imperative that the SPG is adopted by the Full Council during July 2014 in order to precede any NNB related enabling works and associated development Town and Country Planning Applications by Horizon Nuclear Power (HNP) and/or any pre-application consultation by the developer (currently scheduled for September 2014).

The SPG will contribute towards ensuring that the potential known impacts of the NNB and its associated developments are identified, avoided, mitigated and compensated where possible; and that the socio-economic benefits associated with the construction and operation of the power station are fully realised.

B – What other options did you consider and why did you reject them and/or opt for this option?

The proposed major energy developments on the island, in particular the NNB at Wylfa, provide the Isle of Anglesey County Council with a unique and unprecedented opportunity to contribute positively towards the socio-economic transformation of the island (and the wider region).

SPGs are a means of setting out detailed thematic or site specific guidance on the way in which national and local policies will be applied in particular circumstances or areas. Given the lack of a robust local planning policy framework in relation to a project of the scale and composition of the NNB until the Joint Local Development Plan is adopted, the purpose of the NNB SPG is to provide high level guidance (based on evidence) to influence and inform HNP’s current and future strategic decision making. The scale, complexity and timescales of the proposed NNB project makes the preparation and adoption of the SPG a priority.

The NNB SPG will be integral to enabling the County Council to undertake its key

role in the statutory consenting processes in relation to the NNB project. The NNB is a 'Nationally Significant Infrastructure Project' under the Planning Act 2008. This requires the developers to submit a Development Consent Order (DCO) Application to the Planning Inspectorate. The Inspectorate makes a recommendation on the application to the Secretary of State for Energy & Climate Change who is responsible for the final decision on the DCO.

The SPG will underpin and inform the County Council's involvement in the DCO process, including responding to the various stages of public consultation; the preparation of a Statement of Common Ground with the developer; the submission of a Local Impact Report; the preparation of draft planning obligations and representation at the DCO Examination.

The SPG will also enable the County Council to make robust decisions on all NNB related enabling works and associated development (Town and County Planning) applications it receives. Applications for associated developments such as highways works, workers accommodation, park and ride facilities and logistics centres are a devolved matter in Wales, therefore they will be considered and determined by the County Council as the local planning authority. The SPG will therefore provide the opportunity for the County Council to influence the nature, scale and distribution of NNB associated developments on the Island, as well as play its full role in the DCO process.

The NNB SPG is intended as a project specific guidance that is being developed outside of the emerging Joint Local Development Plan - however both documents will share the same evidence base and the Joint Planning Policy Unit has been heavily involved in the preparation of the NNB SPG (as part of the Steering Group).

Given the scale and significance of the NNB Project, the SPG consists of:

- An overview of the NNB project and its associated developments;
- A summary of the existing national and local policy framework;
- The County Council's Vision of the NNB project;
- High level/ project-wide strategic guidance in relation to key issues/ topics, including Economic Development, Tourism, Construction Worker Accommodation, Population and Community, Welsh Language and Culture, Transport, Utilities, Waste and the Environment;
- Locational guidance outlining where associated developments could be located on the island;
- 10 Topic Papers (which are the SPG's evidence base);
- A series of statutory assessments of the SPG (Sustainability Appraisal, Equality Impact Assessment, Welsh Language Impact Assessment, Habitat Regulations Assessment and Rapid Health Impact Assessment).

C – Why is this a decision for the Executive?

Given the nature of the subject matter, the Executive's support as a whole is being sought to submit the NNB SPG to the Full Council to ensure the robustness and transparency of the adoption process.

D – Is this decision consistent with policy approved by the full Council?

The scale, complexity and potential impacts of the NNB at Wylfa, together with the scope and cross cutting nature of the document itself, requires the SPG to be adopted by the Full Council (in line with the nature of the agreed Policy Framework).

DD – Is this decision within the budget approved by the Council?

Resources to fund the preparation of the SPG have been secured through the Planning Performance Agreement with Horizon Nuclear Power.

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	The Corporate Director for Sustainable Development has been integral to the preparation of the NNB SPG to ensure that its scope, purpose and guiding principles are robust, accurate and appropriate.
2	Finance / Section 151 (mandatory)	
3	Legal / Monitoring Officer (mandatory)	
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	The NNB SPG was presented to an extraordinary meeting of the Partnership and Regeneration Scrutiny Committee on the 11 th July 2014. Verbal feedback from the Scrutiny Committee will be presented during the meeting of the Executive Committee.
9	Local Members	All Members were invited to formal briefing sessions on the 17th January and 17th March 2014 to improve their understanding of the NNB SPG's purpose and principles. Comments received have been incorporated into the final version of the document.
10	Any external bodies / other/s	The draft NNB SPG was subject to six weeks of public consultation during

		February – March 2014. 52 responses were received to the consultation from a range of consultees and stakeholders. These are outlined in the Schedule of Consultation Responses (appended) which also includes the County Council's response to each issue raised and whether the draft SPG has been revised/amended.
--	--	---

F – Risks and any mitigation (if relevant)		
1	Economic	A comprehensive SPG will provide an opportunity to influence HNP's development proposals to ensure positive economic benefits and a long term legacy for Anglesey.
2	Anti-poverty	The SPG will support and influence the creation and location of new employment opportunities on Anglesey, in addition to encouraging opportunities for local businesses to capitalise upon emerging supply chain opportunities.
3	Crime and Disorder	Crime has been identified as a key topic area within the SPG.
4	Environmental	The Council's duties under the Countryside and Rights of Way (CROW) Act, 2000 and the Natural Environment and Rural Communities (NERC) Act, 2006 have been considered in the preparation of the SPG
5	Equalities	The NNB SPG has been subject to a number of assessments, including an Equality Impact Assessment, Sustainability Appraisal, Welsh Language Impact Assessment and Rapid Health Impact Assessment.
6	Outcome Agreements	N/A
7	Other – Welsh Language	The Council (through the Energy Island Programme) and HNP have agreed in principle to co-fund a secondee from the Welsh Government's Welsh Language Unit to develop appropriate integration and mitigation measures in relation to the NNB.

FF - Appendices:

- Annex A - New Nuclear Build Supplementary Planning Guidance
- Annex B - Draft New Nuclear Build Supplementary Planning Guidance: Schedule of Consultation Responses
- Annex C - New Nuclear Build Planning Applications Overview

G - Background papers (please contact the author of the Report for any further information):

Executive Committee Report (2nd December 2013) - Draft New Nuclear Build at Wylfa Supplementary Planning Guidance:

<http://democracy.anglesey.gov.uk/documents/s3191/New%20Nuclear%20Build%20at%20Wylfa%20Supplementary%20Planning%20Guidance%20SPG.pdf?LLL=0>


Board of Commissioners Report (18th June 2012) – Wylfa New Nuclear Build Supplementary Planning Guidance:

[http://democracy.anglesey.gov.uk/Data/Board%20of%20Commissioners/20120618/Agenda/\(Enclosure%20'G'\).pdf](http://democracy.anglesey.gov.uk/Data/Board%20of%20Commissioners/20120618/Agenda/(Enclosure%20'G').pdf)



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

New Nuclear Build at Wylfa: Supplementary Planning Guidance

 ioacc

 @angleseycouncil



July 2014

www.ynysmon.gov.uk

www.anglesey.gov.uk

Contents

Foreword	4
1 Introduction	5
1.1 The Wylfa New Nuclear Build Project	6
1.2 Purpose of this Supplementary Planning Guidance	9
1.3 Preparation of this Supplementary Planning Guidance	11
1.4 Structure of this SPG	15
2 Policy Framework	17
2.1 National Policy Statements	17
2.2 National Policy	18
2.3 Local Policy	18
3 Vision and Objectives	24
3.1 Vision	24
3.2 Objectives	26
4 Project-Wide Guidance	39
4.1 Economic Development	41
4.2 Tourism	49
4.3 Population and Community	53
4.4 Construction Worker Accommodation and Anglesey's Housing Market	61
4.5 Welsh Language and Culture	69
4.6 Transport	71
4.7 Utilities	75
4.8 Waste	77
4.9 Climate Change	81
4.10 Natural Environment	85
4.11 Historic Environment	91
4.12 Facilitating Development	93
4.13 Implementation and Monitoring	99

5	Locational Guidance	100
5.1	Main Wylfa NNB Site	103
5.2	Holyhead and Environs	108
5.3	Llangefni and Environs	117
5.4	Amlwch and Environs	124
5.5	A55/A5 Corridor	131
5.6	A5025 Corridor	139
5.7	Cemaes and Environs	144
5.8	Rest of Anglesey	151
	List of Abbreviations	158
	Appendix A	160

Foreword

The New Nuclear Build (NNB) at Wylfa, along with other major developments proposed on Anglesey, present a once in a lifetime opportunity to transform the economy and communities of the Island.

To help secure such transformation, and to ensure that any adverse effects associated with the foreseen developments are fully considered and mitigated, there is a need for specific Supplementary Planning Guidance (SPG).

Such guidance has to be placed in the context of UK and Welsh Government national policies, and build upon and complement existing local policy. It must therefore be comprehensive given the scale and wide-ranging nature and implications of the NNB, and be based upon a robust evidence base.

The purpose, therefore, of the New Nuclear Build at Wylfa Supplementary Planning Guidance (Wylfa NNB SPG) is to provide supplementary advice on important local direct or indirect matters and to set out the Isle of Anglesey County Council's (the County Council) response to national and local policy and strategies in the context of the Wylfa NNB Project. This SPG will enable the County Council to play its full role in the planning consent processes for the NNB, be it as a consultee for the Development Consent Order, or in its consideration of Town and Country Planning Act applications for associated developments.

The Wylfa NNB SPG not only provides part of a framework for future decisions by the County Council, but it will also help to inform the project promoter's proposals and decision making by providing clarity in relation to our aspirations and expectations of the proposed NNB.

The NNB will have important implications for the Island's economy, its communities and environment. The County Council is committed to ensuring that the potential adverse impacts of the NNB and its associated developments are identified and wherever possible avoided. Where adverse impacts cannot be avoided, the County Council's expectation (reflected in this SPG) will be for the project promoter to implement appropriate mitigation and/or compensation measures. The County Council will also seek to ensure that the socio-economic benefits related to the construction and operation of the new power station are fully realised in order to provide long term support to the Island and its communities. In this context, the Wylfa NNB SPG is underpinned by, and also seeks to enhance, benefits associated with the NNB Project.

This SPG will be integral to ensuring that the County Council identifies, and appropriately responds to, the opportunities and challenges presented by the proposed NNB at Wylfa.

I Introduction

- 1.1.1 The UK Government is committed to meeting its legally binding target to cut greenhouse gas emissions by at least 80% by 2050, compared to 1990 levels¹. As a low carbon source of energy, the Government has clearly stated that nuclear power generation has an important role to play in the diversification and decarbonisation of electricity demand. Nuclear power generation can also help to ensure the resilience of the UK's energy supply.
- 1.1.2 It is UK Government policy² that nuclear power should be able to contribute significantly to the national need for new supply capacity as part of an energy mix that includes renewables and fossil fuels with carbon capture storage. Furthermore, the UK Government considers it important for new nuclear development to be operational as soon as possible. This is reiterated in the Overarching National Policy Statement (NPS) for Energy – [EN-1](#) (2011) and the Government has published a National Policy Statement (NPS) for Nuclear Power Generation – [EN-6](#) (2011) in order to clarify policy and to assist in facilitating the delivery of new power stations in a timely manner.
- 1.1.3 NPS EN-6 identifies eight potentially suitable sites for new nuclear development, one of which is located on the Wylfa Peninsula adjacent to the existing Magnox power station complex. Development of the New Nuclear Build (NNB) site at Wylfa is currently being pursued by Horizon Nuclear Power (Horizon).
- 1.1.4 The Welsh Government, through its low carbon transition strategy³, and the Isle of Anglesey County Council (the County Council), both recognise the important contribution new nuclear power can make to the UK's energy mix and security of electricity supply and both support the principle of development of a new nuclear power station at Wylfa. They also anticipate that the development of a new nuclear power station at Wylfa and associated developments (which, for the purposes of this document, are termed the 'Wylfa NNB Project') will be a fundamental driver for economic growth on Anglesey and in the wider North Wales region. The key strategic importance of the Wylfa NNB Project is fully recognised in the County Council's [Energy Island Programme](#)



¹ As established in the *Climate Change Act 2008*.

² See HM Government (2011) *The Carbon Plan: Delivering Our Low Carbon Future*: DECC: London.

³ Welsh Government (2012) *Energy Wales: A Low Carbon Transition*. Welsh Government: Cardiff.

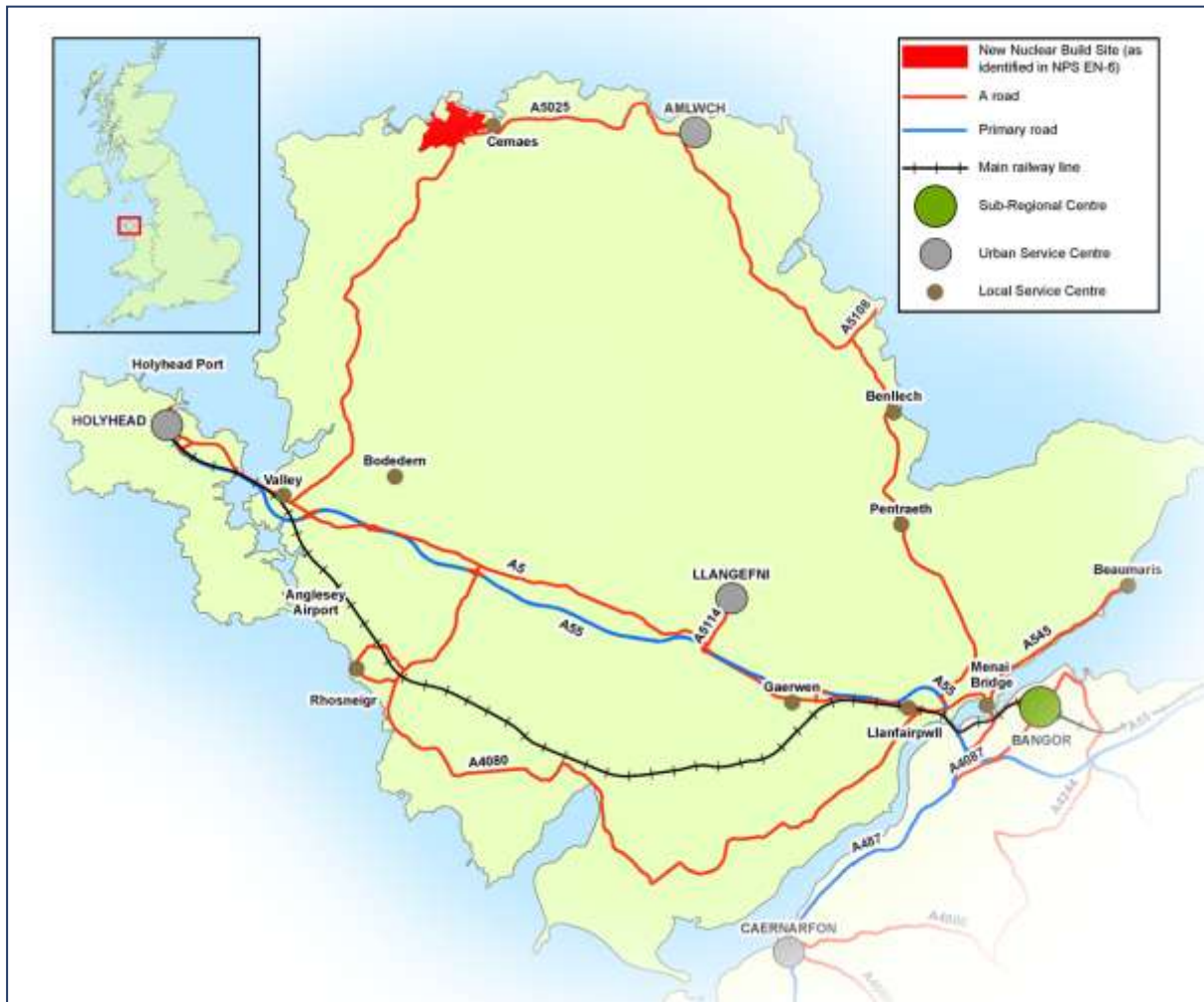
(EIP) and Welsh Government [Enterprise Zone](#)⁴ which together aim to create a geographical hub of excellence for the development, implementation and servicing of low carbon energy initiatives.

- 1.1.5 It is anticipated that the EIP could contribute to facilitating up to £2.5 billion to the Anglesey and North Wales economies over the next 15 years, providing an unprecedented opportunity to deliver sustainable long-term benefits to the socio-economic fabric of the Island and region. However, it is essential that the delivery of the Wylfa NNB Project recognises, and is sensitive to, the potential for adverse impacts upon the Island's unique environmental and cultural resources, its communities and established economic activity.
- 1.1.6 This Supplementary Planning Guidance (SPG) is intended to augment existing national and local planning policy to help guide the masterplanning, design and efficient delivery of the Wylfa NNB Project and to ensure the realisation of lasting benefits to the Isle of Anglesey and North Wales region. **Appendix A** shows how the Guiding Principles of the SPG relate to national and local planning policy.

1.1 The Wylfa New Nuclear Build Project

- 1.1.7 The proposed 254 hectare (ha) site which has been identified as a location for a new nuclear power station at Wylfa is shown in **Figure 1.1**. Horizon plans to deliver two Advanced Boiling Water Reactors, generating a minimum of 2,700MW at this site.

⁴The Energy Island Programme is a public-private partnership with the aim of putting Anglesey at the forefront of energy research and development, production and servicing. It is part of the County Council's Enterprise Island Framework under which Enterprise Zone status will accelerate the investment required to secure the Island's future as a leading location for future low carbon energy innovation, generation and demonstration. This will include regeneration, infrastructure and property requirements, as well as ICT communications through to power, transportation and water for key sites within the Zone.

Figure I.1 Location of the Proposed New Nuclear Build Site

1.1.8 Construction of the new nuclear power station is a Nationally Significant Infrastructure Project (NSIP) under the Planning Act 2008. Legislation provides that projects like the NNB at Wylfa are of such potential importance to the UK that a different consenting process to the “normal” grant of planning permission by the local planning authority applies. Under this process, Horizon proposes to submit an application for a Development Consent Order (DCO) for the power station to the Secretary of State for Energy and Climate Change (Secretary of State). The application will be made through the Planning Inspectorate who, following examination, will recommend to the Secretary of State whether development consent should be granted or not. The final decision on whether to grant or refuse development consent rests with the Secretary of State⁵.

1.1.9 Although the County Council is not the consenting authority for the NSIP, it will seek to ensure that development has regard to the strategic policies and principles of

⁵ Further information on the DCO application process is available via the Planning Inspectorate’s website: <http://infrastructure.planningportal.gov.uk/application-process/the-process/>.

the Development Plan (which currently comprises the [Gwynedd Structure Plan](#) (1993) and the [Ynys Môn Local Plan](#) (1996)), the relevant NPSs, national (Wales) planning policy and guidance, the [Stopped Unitary Development Plan](#) (UDP), Supplementary Planning Guidance and the emerging Anglesey and Gwynedd [Joint Local Development Plan](#) (JLDP). The JLDP will be the spatial plan that gives effect to, inter alia, the Anglesey Economic Regeneration Strategy and the EIP. This SPG will be reviewed and, if necessary, updated following the adoption of the JLDP.

- I.1.10 In addition to the DCO application, Horizon and any other third parties promoting projects related to the NNB (for example, proposals for construction worker accommodation) will require consent, through the Town and Country Planning Act 1990 (as amended), for works connected with the development (associated developments). Associated development may be proposed at the main NNB site, in advance of approval of a DCO application and/or they may relate to works on land located off site. Associated development applications are not covered by the Planning Act 2008 in Wales and will therefore be determined by the County Council (unless 'called-in' by Welsh Ministers).
- I.1.11 The full range of associated development required as part of the Wylfa NNB Project has not yet been defined but could include:
- Enabling and site preparation works for the new power station;
 - Road and rail improvements;
 - Freight Logistics Centre;
 - Park and Ride facilities;
 - Workforce accommodation;
 - Sites and premises for supply chain needs; and
 - Community facilities and services.
- I.1.12 In this context, reference to the project as the Wylfa NNB in this SPG includes for development at the Wylfa site and also associated development proposals. However, the Wylfa NNB Project does not include development related to connection to the electricity transmission infrastructure (i.e. the National Grid), which will be required to serve the new nuclear power station. This NSIP (the North Wales Connection Project) is being promoted by National Grid and would be subject to a separate DCO application process.

- 1.1.13 The term ‘project promoter’ relates to both Horizon and any other third parties proposing development in direct response to the NNB (for example, the provision of construction worker accommodation or related employment uses).

1.2 Purpose of this Supplementary Planning Guidance

1.2.1 Supplementary Planning Guidance is a means of setting out detailed thematic or site specific guidance on the way in which development plan policies will be applied in particular circumstances or areas. **The purpose of the New Nuclear Build at Wylfa Supplementary Planning Guidance (Wylfa NNB SPG) is to provide supplementary advice on important local direct or indirect matters and to set out the County Council’s response to national and local policy and strategies in the context of the Wylfa NNB Project.** Although the SPG is not supplemental to the JLDP, which is currently being prepared, it does seek to be consistent with the direction of travel set out in the emerging plan.

1.2.2 The Wylfa NNB SPG is intended to:

- Inform the position which will be adopted by the County Council in its Local Impact Report⁶ and relevant sections of the Statement of Common Ground⁷;
- Provide a planning framework (alongside the Development Plan and other planning policy guidance) that helps guide the applicant(s) and influences the design and development of the Wylfa NNB Project elements to ensure sustainable outcomes, with a focus on associated development;
- Inform pre-application discussions related to the main NNB site and associated developments;
- Offer supplementary local level guidance, consistent with the relevant NPSs, which the Planning Inspectorate and the Secretary of State may consider both important and relevant to the decision-making process; and
- Form a material consideration in the assessment of any Wylfa NNB Project related Town and Country planning applications submitted by Horizon or other development promoters and businesses who may have, or wish to pursue, an interest in the project.

1.2.3 It should be noted that the SPG cannot be a vehicle to formulate new policies or to ‘allocate’ land for development; guidance in this SPG should not be read as having

⁶ As part of the Planning Act 2008 process, the County Council will be invited to submit a Local Impact Report giving details of the likely impact of the proposed Wylfa NNB Project on Anglesey. Further information on the preparation of local impact reports is available via the Planning Inspectorate’s website: <http://infrastructure.planningportal.gov.uk/wp-content/uploads/2013/04/Advice-note-1v2.pdf>.

⁷ A statement of common ground is a written statement prepared jointly by the applicant and another party or parties such as the County Council, setting out any matters on which they agree. Statements of common ground help focus on the examination of the material differences between the main parties.

these effects. It is also not the purpose of the SPG to make a judgement on the appropriateness and principles of the new power station development which comprises the key component of the Wylfa NNB Project. This is a matter for the Planning Inspectorate and the Secretary of State to consider in accordance with relevant NPSs.

- 1.2.4 It is also important to note that, as a NSIP, the case for new nuclear power stations including at Wylfa has already been established at the national (UK) level through NPSs which provide the basis for decision making by the Planning Inspectorate. It follows that Development Plan policy and SPG do not include policy tests with respect to whether the construction and operation of a nuclear power station is acceptable. However, at Section 104(2)(b) and (d) the Planning Act 2008 states that the Planning Inspectorate/Secretary of State must have regard to any Local Impact Report prepared by the relevant local planning authority together with any other matters they think are both important and relevant to their decision. Further, enabling works and associated developments will require consent from the County Council under the Town and Country Planning Act 1990 (as amended). Other consents may also be required before development can proceed.
- 1.2.5 This SPG (alongside the Development Plan and other planning policy guidance) therefore enables the County Council to make robust decisions on all NNB related associated development including enabling works (Town and County Planning) applications it receives. It highlights some of the readily identifiable potential impacts of the Wylfa NNB Project and outlines potential mitigation and enhancement measures to ensure that significant adverse impacts are avoided or, if this is not possible, minimised, and that socio-economic benefits associated with the construction and operation of the new power station are fully realised.
- 1.2.6 Whilst it is not appropriate for this SPG to provide guidance in respect of development outside the Isle of Anglesey, the significance of the Wylfa NNB Project is such that it is likely to have far reaching impacts that go beyond the Island itself. Further, the realisation of many of the socio-economic benefits associated with the construction and operation of the new power station will require cross-boundary working and strategic planning with, for example, the neighbouring local authorities of Gwynedd Council and Conwy County Borough Council. As a result, this SPG highlights where there is the potential for cross-boundary impacts to arise in order to inform partnership working between the County Council, the project promoter and other stakeholders across the North Wales region.
- 1.2.7 The Wylfa NNB SPG does not consider the decommissioning of the NNB due to the difficulty in predicting the direction of future planning policy and the prevailing baseline socio-economic and environmental conditions which may apply at the time

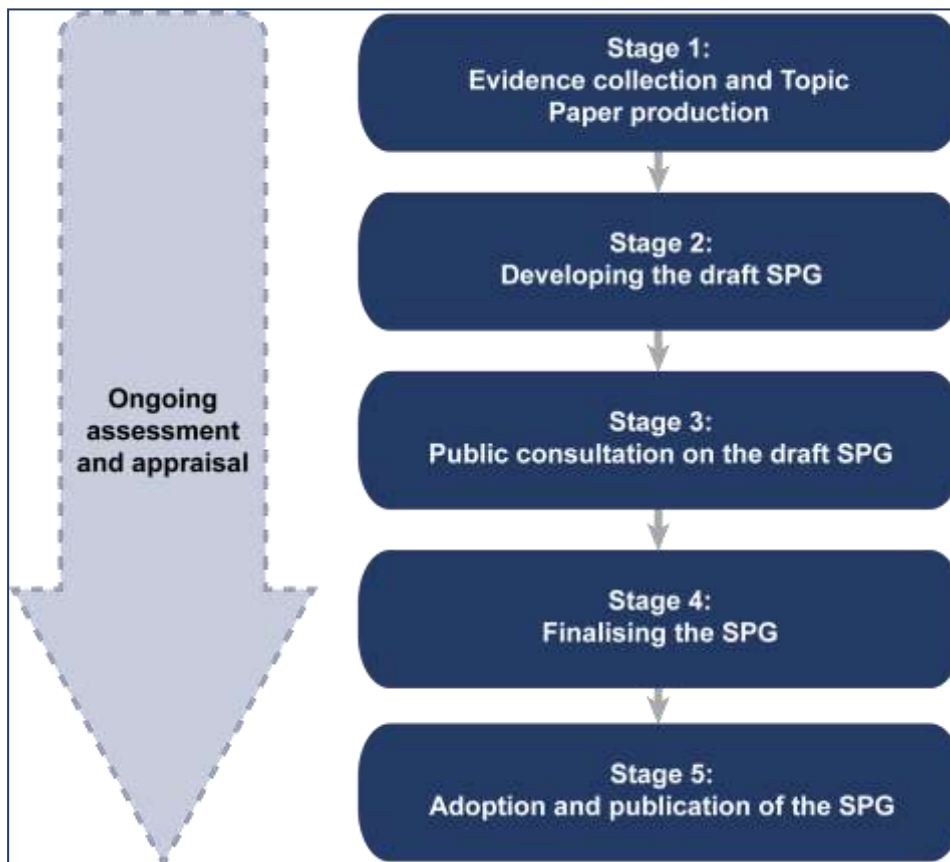
(likely to be in excess of 50 years from the present day). It is also expected that adequate controls would continue to be in place to ensure the safe decommissioning of the nuclear power station, in accordance with an agreed decommissioning plan. However, this SPG does provide guidance in respect of the decommissioning of temporary development required to support the construction of the NNB.

1.3 Preparation of this Supplementary Planning Guidance

1.3.1 Preparation of the Wylfa NNB SPG has consisted of five key stages that are shown in **Figure 1.2**. It has been principally informed by:

- Topic papers;
- Evidence base studies;
- Assessments and appraisals; and
- Public consultation.

Figure 1.2 Key Stages in the Development of the Wylfa NNB SPG



Topic Papers

1.3.2 Topic papers were developed to bring together the evidence base and policy context across 10 topic areas. The topic papers were intended to support the:

- Identification of the key matters to be considered in drafting the SPG;
- Provision of guidance with respect to how the SPG could respond to the challenges and opportunities identified; and
- Presentation of further information to stakeholder organisations and the public in support of consultation on the draft SPG.

1.3.3 **Box 1** provides a full list of topic papers prepared in support of the SPG.

Box 1 Topic Papers Prepared in Support of the Wylfa NNB SPG

Topic Paper 1: Natural Environment
 Topic Paper 2: Historic Environment
 Topic Paper 3: Housing
 Topic Paper 4: Economic Development
 Topic Paper 5: Transport
 Topic Paper 6: Amenity
 Topic Paper 7: Climate Change
 Topic Paper 8: Infrastructure
 Topic Paper 9: Waste
 Topic Paper 10: Population and Community

Evidence Base Studies

1.3.4 A number of technical evidence base studies have been undertaken in support of the SPG including in respect of water resources, waste, community infrastructure and rail and waterborne transportation. The findings of evidence base studies prepared in support of the emerging JLDP were also drawn upon where appropriate.

1.3.5 A full list of evidence base documents is available on the County Council's website.

Assessment and Appraisal

1.3.6 In developing this SPG, the County Council carried out a number of technical assessments in order to ensure that the range of socio-economic and environmental effects that could arise from its implementation were understood, significant adverse effects mitigated and positive effects enhanced. These assessments included the following:

- Sustainability Appraisal incorporating Strategic Environmental Assessment;
- Habitats Regulations Assessment;
- Welsh Language Impact Assessment;
- Equality Impact Assessment; and
- Rapid Health Impact Assessment.

Sustainability Appraisal

- 1.3.7 Section 62(6) of The Planning and Compulsory Purchase Act 2004 requires a local planning authority, when developing a local development plan (LDP) for its area to:
- a) Carry out an appraisal of the sustainability of the plan; and
 - b) Prepare a report of the findings of the appraisal.
- 1.3.8 In undertaking this requirement, the local planning authority must also incorporate the requirements of the European Union Directive 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment, commonly referred to as the Strategic Environmental Assessment (SEA) Directive. This is enacted in Wales through the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004.
- 1.3.9 The Wylfa NNB SPG is not intended to be guidance issued in furtherance of the emerging JLDP and Sustainability Appraisal (SA) is not a statutory requirement. However, given the scale, scope and potential effects of the document and its broad consistency with the definitions of plans and programmes covered by the SEA Directive and national regulations, the County Council determined that the SPG should also be subject to SA (including meeting the requirements of the SEA Directive).
- 1.3.10 The likely social, economic and environmental effects of the draft guidance were subsequently identified, described and appraised with the findings recorded in an SA Report⁸. The recommendations of the SA have been incorporated into this document where appropriate.

Habitats Regulations Assessment

- 1.3.11 To comply with Regulation 61(1) of The Conservation of Habitats and Species Regulations 2010 (SI 2010 No. 490) ('the Habitats Regulations'), the County Council

⁸ Isle of Anglesey County Council (2014) *Sustainability Appraisal for the New Nuclear Build at Wylfa: Supplementary Planning Guidance - Sustainability Appraisal Report*.

carried out a Habitats Regulations Assessment (HRA) screening exercise⁹. This sought to determine whether the Wylfa NNB SPG would be likely to have a significant effect on any European designated sites, including:

- Special Areas of Conservation (SAC) designated under Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora;
- Special Protection Areas (SPA) designated under Council Directive 2009/147/EC on the Conservation of Wild Birds; and
- Ramsar Sites designated under the 1976 Ramsar Convention (Ramsar sites are not European sites but under UK policy are given the same level of protection).

1.3.12 The screening process identified recommendations, which have been incorporated into this document, to ensure that the Wylfa NNB SPG will have no likely significant effects on any European sites.

Welsh Language Impact Assessment

1.3.13 A Welsh Language Impact Assessment (WLIA)¹⁰ was carried out in order to determine the impact of the Wylfa NNB SPG on the Welsh language in Anglesey. The WLIA found that the draft SPG would be likely to have a positive impact on Welsh language and identified a number of recommendations that have informed this document.

1.3.14 The WLIA of the draft SPG is separate and distinct from any WLIA concerning the Wylfa NNB Project, which the County Council fully anticipates will be undertaken by the project promoter. In this context, **Section 4.5** of this SPG considers further the potential impacts of the Wylfa NNB Project on Welsh language and culture and provides specific guidance in respect of project level WLIA.

Equality Impact Assessment

1.3.15 The duty to undertake Equality Impact Assessment (EqIA) arises from the Race Relations (Amendment) Act 2000, the Disability Discrimination Act 2005 and the Equality Act 2010. EqIA should consider effects with respect to all members of the community whatever their race, age, disability, gender, sexual orientation and religion or beliefs thus helping to ensure social inclusion and community cohesion.

⁹ Isle of Anglesey County Council (2014) *Habitats Regulations Assessment for the Draft New Nuclear Build at Wylfa: Supplementary Planning Guidance – Screening Report*.

¹⁰ Isle of Anglesey County Council (2014) *Welsh Language Impact Assessment for the New Nuclear Build at Wylfa: Supplementary Planning Guidance – Assessment Report*.

- 1.3.16 EqlA of the draft Wylfa NNB SPG was undertaken in accordance with the County Council’s toolkit for carrying out EqlA and the EqlA Report¹¹ identified that the draft SPG would be unlikely to have an adverse impact on equality.

Rapid Health Impact Assessment

- 1.3.17 The role of Health Impact Assessment (HIA) has been defined as being to:

“assess the potential health impacts – positive and negative – of policies, programmes and projects...and to improve the quality of public decision making through recommendations to enhance predicted positive health impacts and minimise negative ones” (Scott-Samuel et al., 1998).

- 1.3.18 The County Council has developed its own HIA toolkit and this was used to undertake a rapid health impact screening of the draft Wylfa NNB SPG. The recommendations of the assessment are presented in the HIA Report¹² and have informed this document.

Public Consultation

- 1.3.19 The County Council formally consulted on the draft Wylfa NNB SPG for a six week period, from 17th February to 31st March 2014. The consultation comprised the publication of the draft SPG for comment (including an on-line questionnaire) and three supporting public exhibitions held in Cemaes Bay, Holyhead and Llangefni.
- 1.3.20 A Schedule of Consultation Responses¹³ has been prepared which sets out how those comments received during the consultation have informed this final version of the SPG.

1.4 Structure of this SPG

- 1.4.1 This SPG:

- Outlines the national, regional and local (including NPSs) policy framework which provides the context for the guidance (**Section 2**);
- Sets out the County Council’s vision and related objectives for the Wylfa NNB Project and this SPG (**Section 3**);

¹¹ Isle of Anglesey County Council (2014) *Equality Impact Assessment for the New Nuclear Build at Wylfa: Supplementary Planning Guidance – Assessment Report*.

¹² Isle of Anglesey County Council (2014) *Rapid Health Impact Assessment: Supplementary Planning Guidance for New Nuclear Build*.

¹³ Isle of Anglesey County Council (2014) *Draft New Nuclear Build at Wylfa: Supplementary Planning Guidance – Schedule of Consultation Responses*.

- Provides project-wide guidance related to the likely main potential impacts associated with the Wylfa NNB Project and which is designed to help ensure that associated development is sustainably located, taking account of the existing and emerging evidence base and national and local planning policy (**Section 4**); and
- Sets out guidance with respect to development at the main Wylfa NNB site and identifies Areas of Search to help direct associated development with regard to appropriate locations and scale given prevailing and reasonably foreseen environmental and social conditions (**Section 5**).

How this SPG should be used

In developing proposals for the Wylfa NNB Project, the County Council will expect the project promoter to give full consideration to **both** the project-wide guidance contained in **Section 4** and locational guidance in **Section 5**, together with the relevant NPSs, national and local (including emerging) planning policy.

The County Council will use both the project-wide guidance and locational guidance contained in this SPG, and relevant national and local (including emerging) planning policy, to:

- Respond to any consultation by the project promoter;
- Prepare its Local Impact Report and Statement of Common Ground; and
- Assist decision-making in the determination of Town and Country Planning Act applications for associated development it receives from the project promoter (including third parties).

The extent to which the guidance is relevant to each application the County Council receives will vary and, by necessity given the likely variable scale and nature of the applications, will be determined on a case-by-case basis.

- 1.4.2 Should this document be required in a different language, in large print or in a different format, then please contact the:

**Project Management Office,
Economic & Community Regeneration Service,
Isle of Anglesey County Council,
Anglesey Business Centre,
Llangefni,
LL77 7XA.**

✉ **PMO@anglesey.gov.uk**

☎ **(01248) 752435**

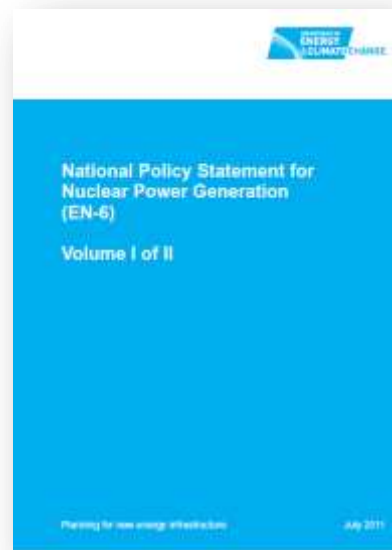
2 Policy Framework

2.1.1 The Wylfa NNB SPG expands upon, and provides local context to, the relevant NPSs, national planning policy as well as adopted Development Plan policy and the emerging JLDP. The SPG may also influence, and be influenced by, other plans and programmes (planning and non-planning documents) at an international/European, national, regional and local level. This section provides a summary overview of the principal policy context for the SPG. An extensive range of other plans and programmes has also been taken into account in the development of this SPG document, as detailed in the accompanying topics papers and referred to in **Section 4** and **Section 5** as appropriate.

2.1 National Policy Statements

National Planning Policy Statements for Energy (EN-1) and Nuclear Power Generation (EN-6)

2.1.2 National Policy Statements (NPSs) set out the criteria by which applications for nationally significant infrastructure projects will be determined by the Secretary of State. NPS EN-1 (2011) relates to energy infrastructure whilst NPS EN-6 addresses nuclear power generation and together they will provide the principal decision making framework for the Planning Inspectorate in respect of the NNB at Wylfa. They provide advice on a range of both generic and nuclear-specific impacts that could arise from NNB projects including in respect of issues such as biodiversity and geological conservation, water quality and resources and socio-economic impacts.

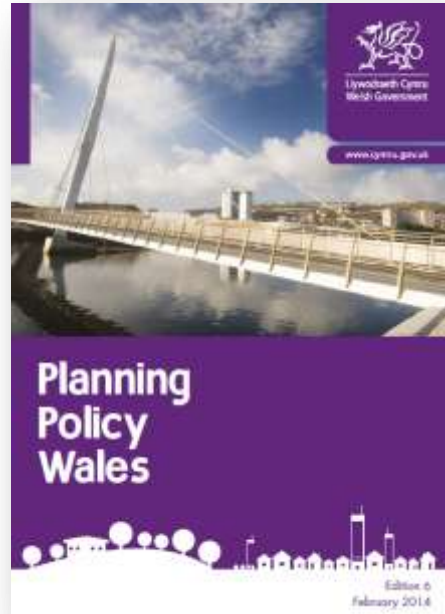


2.1.3 As noted in **Section 1**, NPS EN-6 identifies land adjacent to the existing Wylfa nuclear power station complex as a suitable site for new nuclear development, subject to site and technology specific design issues and related impact assessment.

2.2 National Policy

Planning Policy Wales

2.2.1 [Planning Policy Wales](#) (2014), together with [Technical Advice Notes](#), [Circulars](#) and other supplementary documents, provide the national planning policy framework for preparing local development plans and set out the Welsh Government's land use planning policies. Together they seek to encourage sustainable development in Wales by promoting social justice and equality of opportunity; and enhancing the natural and cultural environment.



Wales Spatial Plan (2008)

2.2.2 The [Wales Spatial Plan](#) introduces a strategic framework for directing development and policy interventions in Wales in the future. Anglesey is part of the North-West Wales Area: Eryri a Môn. The plan identifies the following vision for this area:

“A high-quality natural and physical environment supporting a cultural and knowledge-based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language”.

2.3 Local Policy

The Development Plan

2.3.1 The current planning policy framework for Anglesey includes the Gwynedd Structure Plan (1993) and Ynys Môn Local Plan (1996); together they form the ‘Development Plan’ for Anglesey. The Gwynedd Structure Plan provided the strategic guidance for development on the Island for the period 1991 to 2006. The Local Plan sets out policies for development on Anglesey to support the broader framework of the Structure Plan. The Local Plan identified that the future of the existing nuclear power station at Wylfa may have been decided in the lifetime of the plan (up to 2001), and that its closure was a significant threat to the economy of Anglesey.

2.3.2 Whilst neither the Structure Plan nor the Local Plan include policy relating to the NNB at Wylfa, a large number of policies remain relevant to various aspects of the Wylfa NNB Project and its potential impacts. Further detail in respect of those

policies relevant to the NNB and associated developments is provided at **Appendix A** and in the topic papers which accompany this SPG.

Isle of Anglesey Stopped Unitary Development Plan

- 2.3.3 The Stopped UDP was in progress to provide a framework for development and conservation from 2001-2016. A public inquiry was held and the Inspector's Report relating to the inquiry was received. However, in 2005 the County Council resolved to stop work on the UDP in order to move to the new local development plan system. Its contents have a material consideration in development management, but do not have the status of an adopted plan.
- 2.3.4 The Stopped UDP sets out the following vision for Anglesey: *“To encourage sustainable communities on Ynys Môn by promoting sustainable development which improves and enhances the local economy in order to stem the loss of population and provide effective protection or enhancement of the environment”*. This vision is underpinned by 15 objectives which are all potentially relevant to the Wylfa NNB Project and this SPG. The most relevant objectives with respect to NNB proposals include:
- To encourage economic opportunities which will help provide satisfying, secure and remunerative jobs, and therefore reduce the number of people leaving the Island in search of work;
 - To protect and promote the Welsh language and culture;
 - To safeguard and enhance the natural, cultural, historic and visual environment;
 - To support the continuation of sustainable communities which have access to a wide range of services;
 - To secure improvements in the Island's basic infrastructure in order to protect the environment and support improvements to the economy; and
 - To promote and encourage the development and use of renewable and non-renewable sources of energy (where appropriate) and promote energy efficient development and design.
- 2.3.5 The Stopped UDP also includes a number of topic-based policies potentially relevant to the Wylfa NNB Project including, for example, those related to environmental protection and enhancement, although none relate specifically to NNB proposals.

Energy Island Programme

2.3.6 The Anglesey Energy Island Programme (EIP) seeks to develop the low carbon energy sector on Anglesey. The EIP aims to create a centre of excellence for the production, demonstration and servicing of low carbon energy initiatives. It brings together proposed low carbon energy developments ranging from new nuclear, tidal arrays, biomass and offshore wind, with large contributions to the local economy. As well as energy industry jobs, opportunities are highlighted as part of the Programme to improve local transport infrastructure, housing, tourism and leisure facilities.

Anglesey Enterprise Zone

2.3.7 The Enterprise Zone initiative is designed to complement the EIP and to encourage growth in the low carbon energy sector on Anglesey. It aims to support investment in low carbon energy production; establish world-class facilities for low carbon innovation and demonstration; and ensure that the supply chain captures servicing opportunities.

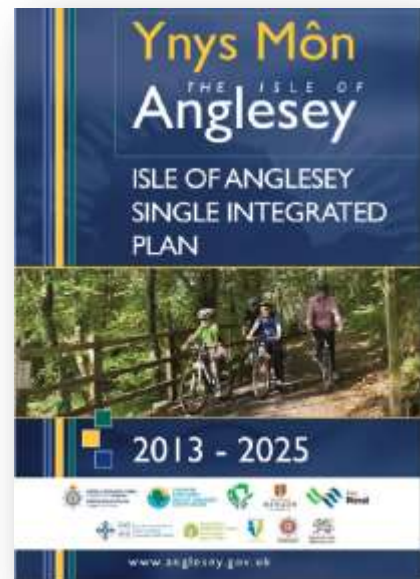
2.3.8 Anglesey Enterprise Zone encompasses the whole of the Island, with the aim to focus investment on a short-list of eight key sites agreed on the basis of their suitability to meet the needs of business. These sites include:

- Anglesey Aluminium (EZ1);
- Parc Cybi (EZ2);
- Penrhos Industrial Estate (EZ3);
- Holyhead Port (EZ4);
- Bryn Cefni Industrial Estate (EZ5);
- Creamery Land North of Lledwigan Farm (EZ6);
- Gaerwen Industrial Estate (EZ7);
- Rhosgoch (EZ8).

Isle of Anglesey Single Integrated Plan - 2013 to 2025 (2012)

2.3.9 The Isle of Anglesey [Single Integrated Plan](#) (SIP) is a combination of four local plans and their shared priorities (Community Strategy, Health, Social Care and Wellbeing Strategy, Children and Young People's Plan and the Community Safety Plan). It focuses attention on improving the quality of life of local people and communities by enhancing economic, social and environmental well-being through:

- Improving economic performance and skills to create and sustain jobs, focussing on lifelong learning opportunities;
- Enabling communities and individuals to maintain and develop their independence;
- Ensuring opportunities exist for young people to remain on the Island to live and work;
- Meeting the needs of individuals and communities with less available public money;
- Reducing poverty and providing effective services that meet the needs of vulnerable groups; and
- Promoting and sustaining the Island's environment and rich culture.



2.3.10 The Enterprise Zone and opportunities in the low carbon energy sector are seen as being integral to the improvement of economic performance and workforce skills levels on Anglesey. The SIP acknowledges the EIP and the £2.5billion contribution it may make to Anglesey's and North Wales' economies over the next 15 years and aims to capitalise upon all strategic energy investment proposals on Anglesey, including the NNB at Wylfa.

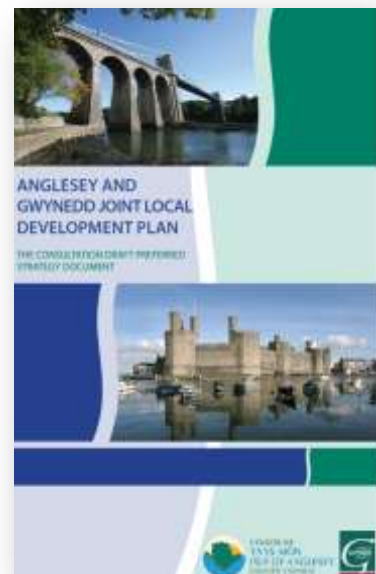
2.3.11 It should be noted that work is currently underway to produce a joint Anglesey and Gwynedd SIP which, once adopted, will replace the Isle of Anglesey SIP.

Joint Local Development Plan

2.3.12 Once adopted, the Anglesey and Gwynedd Joint Local Development Plan (JLDP) will replace the Gwynedd Structure Plan, Ynys Môn Local Plan and the Stopped UDP and will set out the policy framework and strategic aims for development and land use from 2011-2026.

2.3.13 Consultation on the draft JLDP Preferred Strategy took place in May 2013. The Preferred Strategy sets out the following vision for the Plan area:

“By 2026, Anglesey and Gwynedd will be recognised for their vibrant and prosperous communities that celebrate their unique culture, heritage and environment and will



be a place of choice. This means that the Joint Local Development Plan area will be one:

- where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, energy efficiency, location and affordability;
- where its residents and businesses are able to grasp new economic opportunities in order to thrive and prosper;
- which boasts an appropriately skilled workforce and has a varied, well connected, sustainable and broad economic base that makes the best use of local strengths and opportunities where the benefits deriving from them are kept local;
- that is home to vibrant networks of inclusive communities where residents enjoy good health and well-being;
- where the Welsh language is an integral part of communities;
- which adapts and responds positively to the challenges of climate change;
- where the unique character of its built and cultural heritage, its countryside and landscape, and its environment is valued, protected and enhanced; and
- where people want to live, work and visit.”

2.3.14 This vision is supported by a number of objectives including to “diversify the rural and urban economic base of the JLDP area to enable a prosperous mixed economy that builds on opportunities, including those presented by the low-carbon and renewable energy sectors and knowledge-based industries.” Strategic Policy PS7, which relates specifically to nuclear related development at Wylfa, identifies a range of criteria that the County Council will seek to ensure compliance with in its role as determining authority for associated development, or as primary consultee in respect of the DCO application. These criteria include, inter alia, that relevant SPG “should shape the approach to the development of proposals for nuclear related development and any associated development or infrastructure” (although it should be noted that this SPG is not supplemental to the JLDP).

2.3.15 Following consultation on the draft JLDP Preferred Strategy, the Joint Planning Policy Unit is now working towards the preparation of the Deposit Plan. Submission to the Welsh Government for examination is scheduled for December 2015 with a view to adoption in December 2016.

Isle of Anglesey Corporate Plan 2013-2017

2.3.16 The Isle of Anglesey Corporate Plan for 2013- 2017 recognises the status of the EIP in providing a once in a generation opportunity to create substantial new jobs as a result of the planned investment and the growth potential of the low carbon energy

sector. The Corporate Plan identifies a requirement for the County Council to develop schemes which will increase employment opportunities for young people, improve infrastructure and support the supply chain.

3 Vision and Objectives

- 3.1.1 The proposed NNB at Wylfa provides a unique and unprecedented opportunity for the County Council and project promoters to work together to contribute towards the socio-economic transformation of Anglesey and the wider North Wales region. To help encapsulate this opportunity, the County Council has developed a vision for the Wylfa NNB Project. This vision clearly and concisely sets out the Council's aspirations for the project, which are underpinned by a set of objectives outlining how this vision is to be delivered.
- 3.1.2 Both the vision and objectives have been informed by a review of existing objectives including those identified in the emerging JLDP and the SIP as well as relevant NPSs, national planning policy and other plans and programmes. They were also subject to public and stakeholder consultation during the development of this SPG.

3.1 Vision

- 3.1.3 The County Council's Vision for the Wylfa NNB Project is clear and ambitious and aligns with its wider socio-economic and legacy aspirations in relation to all major developments on the Island. The Vision is:

The New Nuclear Build at Wylfa is a positive driver for the transformation of the economy and communities on Anglesey, providing sustainable employment opportunities, improving the quality of life for existing and future generations and enhancing local identity and distinctiveness.

- 3.1.4 The County Council expects that the construction and operation of the NNB power station and associated developments will:
- Contribute to the UK's need for secure and affordable low carbon energy;
 - Comply with all safety and security requirements to ensure a secure and safe project with robust emergency planning provisions during construction and operation;
 - Contribute significantly to long-term sustainable economic growth and local prosperity through the provision of quality employment, training and workforce development opportunities;

- Support the prosperity of local businesses by providing appropriate supply chain and inward investment opportunities;
- Support the sustainability, vibrancy and quality of life of Anglesey and its communities (including support for the Welsh language and culture) and promote low carbon living and behaviours;
- Take into account environmental, social, economic and health impacts and provide mitigation and/or compensation for any adverse impacts whilst maximising positive social, economic and environmental benefits;
- Contribute to an enhancement of local community infrastructure, facilities and services;
- Promote sustainable modes of transport and undertake infrastructure improvements to minimise the impact of the development on local capacity and resilience and enhance connectivity;
- Contribute positively to the biodiversity of the Island and the quality of its natural environment; and
- Recognise the support of local communities in hosting the Wylfa NNB Project (during construction and operation up to the point of decommissioning) by compensating for impacts that cannot be mitigated and otherwise securing the good will and understanding of the population of the Island as a whole.

3.1.5 The Vision will be achieved through the commitment of all relevant parties to securing these outcomes by both statutory and voluntary means¹⁴.

¹⁴ N.B. In developing and promoting this Vision, the County Council does not commit itself to act in any way other than in accordance with its statutory powers and duties.

3.2 Objectives

3.2.1 The County Council expects that the Vision will be achieved through the following seven objectives:

1. To ensure that the Wylfa NNB Project contributes to the delivery of the Anglesey Energy Island Programme, and the Anglesey Enterprise Zone, placing the Island at the forefront of energy research and development, production and servicing;
2. To ensure that the Wylfa NNB Project drives the transformation of the Anglesey and North Wales economies and maximises opportunities for the employment and up-skilling of local people;
3. To ensure that the Wylfa NNB Project delivers significant and enduring infrastructure benefits to the Island's communities;
4. To ensure that the Wylfa NNB Project supports improvements to the quality of life (including health, housing, well-being and amenity) of the Island's residents, visitors and workers during its construction and operation;
5. To ensure that the Wylfa NNB Project recognises and strengthens the unique identity of the Island and its communities;
6. To ensure that the Wylfa NNB Project promotes the sustainable movement of people and materials and provides resilient transportation infrastructure capable of attracting and sustaining economic growth and creating sustainable communities; and
7. To ensure that the Wylfa NNB Project conserves and enhances the Island's distinctive environment and resources, taking into account climate change.

Objective 1: To ensure that the Wylfa NNB Project contributes to the delivery of the Anglesey Energy Island Programme, and the Anglesey Enterprise Zone, placing the Island at the forefront of energy research and development, production and servicing.

3.2.2 This will be achieved by:

- Stimulating growth and inward investment particularly within the energy sector and knowledge-based industries;
- Maximising opportunities for research and development activities in low carbon energy;
- Developing skills training required to support the delivery of the Wylfa NNB Project and to sustain these skills once it is delivered;
- Promoting low carbon energy projects;
- Delivering the strategic infrastructure necessary to accommodate the Wylfa NNB Project and support wider economic growth;
- Identifying opportunities for collaboration with other Enterprise Zones in North Wales.

Key SPG Guiding Principle (GP) (see Section 4 and Section 5)	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
<ul style="list-style-type: none"> • GPs 1 to 4; • GPs 25 to 33. 	<ul style="list-style-type: none"> • Isle of Anglesey County Council; • Wylfa NNB Project Promoter; • Education Providers; • Welsh Government; • Energy Island Strategic Forum. 	<ul style="list-style-type: none"> • Gwynedd Structure Plan; • Ynys Môn Local Plan; • Stopped Anglesey Unitary Development Plan; • Anglesey and Gwynedd Joint Local Development Plan; • Anglesey Single Integrated Plan; • Anglesey Economic Regeneration Strategy 2004-2015; • Isle of Anglesey County Council Corporate Plan; • Anglesey Enterprise Zone; • Anglesey Energy Island Programme.

Objective 2: To ensure that the Wylfa NNB Project drives the transformation of the Anglesey and North Wales economies and maximises opportunities for the employment and up-skilling of local people.

3.2.3 This will be achieved by:

- Up-skilling the region's workforce and ensuring that new employment opportunities benefit existing or returning/previous residents and particularly young people wherever possible;
- Reducing poverty and economic inactivity by helping residents back into work;
- Maximising benefits of development to businesses in North Wales through positive procurement practices;
- Capitalising on opportunities associated with the decommissioning of the existing power station including the retraining of staff employed at the existing site to work in the new nuclear power station;
- Directly supporting the growth of supply-chain businesses and related employment uses;
- Ensuring that associated development sites (such as employment, transport and logistics uses) are both in suitable locations for effective access to the main NNB site and are aligned with relevant national planning policy and relevant local spatial planning policies so as to provide a positive employment legacy use;
- Protecting the tourism economy and seeking opportunities to grow this sector through the Wylfa NNB Project;
- Managing the impact of the Wylfa NNB Project on education provision.

Key SPG Guiding Principle (GP) (see Section 4 and Section 5)	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
<ul style="list-style-type: none"> • GPs 2 to 5; • GPs 25 to 33. 	<ul style="list-style-type: none"> • Isle of Anglesey County Council; • Wylfa NNB Project Promoter; • Education Providers; • Welsh Government; • Energy Island Strategic Forum; • Menter Iaith Môn; • North Wales Economic Ambition Board. 	<ul style="list-style-type: none"> • Gwynedd Structure Plan; • Ynys Môn Local Plan; • Stopped Anglesey Unitary Development Plan; • Anglesey and Gwynedd Joint Local Development Plan; • Anglesey Single Integrated Plan; • Anglesey Economic Regeneration Strategy 2004-2015;

Key SPG Guiding Principle (GP) <i>(see Section 4 and Section 5)</i>	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
		<ul style="list-style-type: none"> • Anglesey Enterprise Zone; • Anglesey Energy Island Programme; • Isle of Anglesey County Council Corporate Plan; • Isle of Anglesey County Council Destination Management Plan; • Shaping the Future; • North Wales Shared Construction Apprenticeship Scheme.

Objective 3: To ensure that the Wylfa NNB Project delivers significant and enduring infrastructure benefits to the Island's communities.

3.2.4 This will be achieved by:

- Improving connectivity and the movement of people, enabling residents to capitalise on the opportunities presented by the Wylfa NNB Project and minimising disruption and congestion;
- Delivering construction workers accommodation without adversely affecting the local housing market or the Island's tourist accommodation offer and ensuring that this development provides a lasting legacy benefit;
- Providing appropriate community infrastructure and services necessary to support the Wylfa NNB Project and ensuring that such facilities are integrated into the Island's existing communities;
- Ensuring that proposals support existing services and facilities including retail provision in the Island's town centres;
- Ensuring that measures are implemented to mitigate and/or compensate for significant negative effects of proposals and to support local communities where these effects may occur;
- Ensuring the provision of appropriate infrastructure (transportation infrastructure, utilities etc) needed to accommodate the Wylfa NNB Project and that a lasting legacy benefit is provided for the Island's, and North Wales' communities;
- Encouraging associated developments to be located in such a way that supports the sustainability of the Island's rural and urban communities.

Key SPG Guiding Principle (GP) (see Section 4 and Section 5)	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
<ul style="list-style-type: none"> • GP 6; • GPs 8 to 12; • GPs 15 to 16; • GPs 25 to 33. 	<ul style="list-style-type: none"> • Isle of Anglesey County Council; • Wylfa NNB Project Promoter; • Joint Local Service Board; • Registered Social Landlords; • Communities First; • Welsh Government; • Utility Providers; • Energy Island Strategic Forum. 	<ul style="list-style-type: none"> • Anglesey Single Integrated Plan; • Isle of Anglesey Housing Strategy; • Isle of Anglesey County Council Corporate Plan; • Gwynedd Structure Plan; • Ynys Môn Local Plan; • Stopped Anglesey Unitary Development Plan; • Other Supplementary Planning Guidance; • Anglesey and Gwynedd Joint Local Development Plan;

Key SPG Guiding Principle (GP) (see Section 4 and Section 5)	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
		<ul style="list-style-type: none"> • Isle of Anglesey County Council Construction Workers Accommodation Position Statement; • EU Structural Funds Programme.

Objective 4: To ensure that the Wylfa NNB Project supports improvements to the quality of life (including health, housing, well-being and amenity) of the Island’s residents, visitors and workers during its construction and operation.

3.2.5 This will be achieved by:

- Ensuring measures are implemented to minimise noise, vibration, visual amenity and air quality impacts arising from the construction and operation of the Wylfa NNB Project through appropriate mitigation;
- Enhancing and improving the provision of community facilities including open space, leisure and recreation facilities, emergency and health care services;
- Seeking a comprehensive package of high quality facilities, which includes either new facilities or improved existing facilities, that meet the needs of construction workers and that provide legacy use opportunities for the wider community;
- Ensuring that the Wylfa NNB Project complements local and wider North Wales priorities for regeneration and benefits the Island’s disadvantaged communities;
- Protecting existing visitor attractions and ensuring that sufficient tourist accommodation is maintained of the type and in the location that is attractive to tourists;
- Ensuring that new development is designed so as to reduce opportunities for crime and public disorder;
- Ensuring compensation is secured for residual adverse effects that cannot be mitigated.

Key SPG Guiding Principle (GP) (see Section 4 and Section 5)	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
<ul style="list-style-type: none"> • GPs 6 to 8; • GPs 25 to 33. 	<ul style="list-style-type: none"> • Isle of Anglesey County Council; • Wylfa NNB Project Promoter; • Joint Local Service Board; • North Wales Police; • Education Providers; • Health Providers; • Welsh Government; • Energy Island Strategic Forum. 	<ul style="list-style-type: none"> • Gwynedd Structure Plan; • Ynys Môn Local Plan; • Stopped Anglesey Unitary Development Plan; • Anglesey and Gwynedd Joint Local Development Plan; • Anglesey Single Integrated Plan.

Objective 5: To ensure that the Wylfa NNB Project recognises and strengthens the unique identity of the Island and its communities.

3.2.6 This will be achieved by:

- Protecting and enhancing the Island’s landscapes, coastal environment, townscapes and cultural heritage assets including designated sites such as the Isle of Anglesey Area of Outstanding Natural Beauty (AONB), Heritage Coast, Cestyll Garden and Beaumaris Castle;
- Sustaining local distinctiveness and conserving and enhancing historic character;
- Avoiding adverse impacts of temporary construction worker accommodation and the influx of construction workers on community well-being, cohesion and identity through sensitive associated development site location, scale, design and management;
- Ensuring that proposals conserve and strengthen the Welsh language and culture, supporting the County Council’s aim of promoting and ensuring a sustainable future for the Welsh language;
- Promoting high quality design and the enhancement of the public realm;
- Ensuring that the Island’s image is maintained and enhanced;
- Promoting Anglesey as being ‘open for business’ for tourism prior to, during and following construction;
- Ensuring compensation is secured for residual adverse effects that cannot be mitigated.

Key SPG Guiding Principle (GP) (see Section 4 and Section 5)	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
<ul style="list-style-type: none"> • GPs 9 to 10; • GP 13; • GPs 20 to 22; • GPs 25 to 33. 	<ul style="list-style-type: none"> • Isle of Anglesey County Council; • Wylfa NNB Project Promoter; • Natural Resources Wales; • Cadw; • Welsh Language Forum; • Welsh Government; • Energy Island Strategic Forum; • Menter Iaith Mon. 	<ul style="list-style-type: none"> • Gwynedd Structure Plan; • Ynys Môn Local Plan; • Stopped Anglesey Unitary Development Plan; • Anglesey and Gwynedd Joint Local Development Plan; • Other Supplementary Planning Guidance; • Anglesey Single Integrated Plan; • The Anglesey Area of Outstanding Natural Beauty Management Plan;

Key SPG Guiding Principle (GP)
(see Section 4 and Section 5)

Key Delivery Partners

Key Local Plans and Programmes (see Appendix A)

- Isle of Anglesey County Council Corporate Plan.

Objective 6: To ensure that the Wylfa NNB Project promotes the sustainable movement of people and materials and provides resilient transportation infrastructure capable of attracting and sustaining economic growth and creating sustainable communities.

3.2.7 This will be achieved by:

- Minimising road traffic and disruption related to the construction and operation of the new power station site and associated development sites;
- Maximising the opportunities available with respect to the Island’s existing transportation infrastructure including Holyhead Port and the railway network;
- Promoting and facilitating the use of the North Wales Coast main line as a transport link for workers during construction;
- Providing good access to the new power station site and ensuring that associated developments are well served by sustainable transport links;
- Ensuring that construction worker accommodation has good access to community facilities and services and the main NNB site;
- Identifying key transport infrastructure improvements required to support the development of the new power station site and which provide a lasting legacy benefit (including improvements already identified in the Transport Position Statement for Wylfa New Nuclear Power Station (2011), the Highways Action Management Plan or specific highways/transport strategies such as the emerging Cycle Strategy));
- Aligning transport proposals with wider Island transport strategies including the North Wales Transport Plan and taking account of other major infrastructure proposals on the Island; and
- Ensuring compensation is secured for residual adverse effects that cannot be mitigated.

Key SPG Guiding Principle (GP) (see Section 4 and Section 5)	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
<ul style="list-style-type: none"> • GP 3; • GP 6; • GP 8; • GP 10; • GP 14; • GP 18; • GPs 25 to 33. 	<ul style="list-style-type: none"> • Isle of Anglesey County Council; • Wylfa NNB Project Promoter; • Welsh Government; • Transport Operators; • Energy Island Strategic Forum. 	<ul style="list-style-type: none"> • Gwynedd Structure Plan; • Ynys Môn Local Plan; • Anglesey and Gwynedd Joint Local Development Plan; • Stopped Anglesey Unitary Development Plan; • Anglesey Single Integrated

Key SPG Guiding Principle (GP) <i>(see Section 4 and Section 5)</i>	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
		Plan; <ul style="list-style-type: none"> • Highways Action Management Plan; • Cycle Strategy; • North Wales Transport Plan; • Highways Investment Programme.

Objective 7: To ensure that the Wylfa NNB Project conserves and enhances the Island's distinctive environment and resources, taking into account climate change.

3.2.8 This will be achieved by:

- Conserving the integrity of sites on or near the Island designated at a European, national or local level for their nature conservation value;
- Minimising direct loss of wildlife habitats and impact upon species of conservation value during construction and operation and seeking permanent biodiversity enhancement measures including green infrastructure provision;
- Promoting the sustainable use of resources such as water and raw materials throughout the lifetime of the development, maximising the re-use of existing facilities and exploring opportunities to integrate the requirements of the Wylfa NNB Project with those of other development initiatives on the Island;
- Minimising the release of potentially polluting substances to air, land and water;
- Mitigating climate change and ensuring resilience to the impacts of climate change;
- Ensuring the sustainable management of waste (in accordance with the waste hierarchy and established waste management strategies for the Island);
- Reducing the risk of flooding, both on-site and beyond the boundaries of sites proposed for development; and
- Enhancing the Island's distinctive landscape and coastal environment, recognising important linkages to the historic environment;
- Ensuring compensation is secured for residual adverse effects that cannot be mitigated.

Key SPG Guiding Principle (GP) (see Section 4 and Section 5)	Key Delivery Partners	Key Local Plans and Programmes (see Appendix A)
<ul style="list-style-type: none"> • GPs 16 to 21; • GPs 25 to 33. 	<ul style="list-style-type: none"> • Isle of Anglesey County Council; • Wylfa NNB Project Promoter; • Natural Resources Wales; • Welsh Water; • Welsh Government; • Energy Island Strategic Forum. 	<ul style="list-style-type: none"> • Gwynedd Structure Plan; • Ynys Môn Local Plan; • Anglesey and Gwynedd Joint Local Development Plan; • Stopped Anglesey Unitary Development Plan; • Anglesey Single Integrated Plan; • North Wales Regional Waste Project; • Anglesey Local Biodiversity Action Plan; • The Anglesey Area of Outstanding Natural Beauty Management Plan; • Welsh Water Water Resources Management Plan; • North West Wales Catchment Flood Management Plan; • West of Wales Shoreline Management Plan 2; • River Basin Management Plan for the Western Wales River Basin District.

4 Project-Wide Guidance

- 4.1.1 The Wylfa NNB Project is an unprecedented opportunity to transform the economies of Anglesey and the wider North Wales region and to deliver significant investment in employment, the supply chain, services and infrastructure. The project also has the potential to provide a catalyst for cultural and behavioural change, ensuring sustainable economic development, community cohesion and an improvement in the quality of life of the Island's residents. However, the construction and operation of the Wylfa NNB Project are significant activities with the potential to adversely affect the Island's (and the wider region's) unique built and natural environment, its communities, existing infrastructure, local businesses and the tourism sector. Therefore, it is essential that any potential adverse effects are identified and assessed. The County Council will expect the Wylfa NNB project promoter to seek to avoid adverse impacts in this first instance. Where adverse impacts cannot be avoided, appropriate mitigation should be implemented to offset the identified, and agreed, significant adverse impacts. Compensation will be sought in respect of residual impacts that are not able to be mitigated.
- 4.1.2 This section of the SPG contains project-wide guidance which accords with the avoidance, mitigation, compensation hierarchy and which also seeks to enhance benefits associated with the Wylfa NNB Project. This guidance is set out as a series of 'Guiding Principles' (GPs) which together seek to support the delivery of the Vision and objectives set out in **Section 3**. The GPs cover the following topics:
- Economic Development;
 - Tourism;
 - Population and Community;
 - Construction Worker Accommodation and Anglesey's Housing Market;
 - Welsh Language and Culture;
 - Transport;
 - Utilities;
 - Waste;
 - Climate Change;
 - Natural Environment;

- Historic Environment;
- Facilitating Development; and
- Implementation and Monitoring.

4.1.3 The County Council will use this guidance, alongside the locational guidance contained in **Section 5** of this SPG and relevant national and local (including emerging) planning policy, to respond to consultation by the project promoter, to prepare its Local Impact Report and to assist decision-making in the determination of Town and Country planning applications for associated developments including enabling and site preparation works which may be proposed in advance of a DCO application (the relationship between the project-wide guidance and other relevant NPS, national and local planning policy is set out at **Appendix A**). The extent to which the GPs are relevant to each application the County Council receives will vary and, by necessity given the likely variable scale and nature of the applications, will be determined on a case-by-case basis.

4.1.4 The guidance that follows highlights the need to consider the cumulative socio-economic and environmental impacts of the Wylfa NNB Project (including the in-combination effects of the construction and operation of the main NNB site and associated developments), electricity transmission infrastructure and other development proposals on the Island including major strategic developments. The County Council has developed the 'Approach and Methodology for Environmental Impact Assessment and Cumulative Impact Assessment' which should be followed by the project promoter to assist in the identification and assessment of cumulative impacts.

4.1 Economic Development

Anglesey Energy Island Programme and Anglesey Enterprise Zone

- 4.1.5 Securing the long-term economic future of Wales by achieving the transition to a low carbon economy is one of the key priorities of the Welsh Government (as defined in [One Wales: One Planet, A New Sustainable Development Scheme for Wales \(2009\)](#)), [Economic Renewal: A New Direction \(2010\)](#), which sets out the Welsh Government's vision for economic development, identifies the Energy and Environment sector as being important for Wales with the potential for significant economic opportunities to be realised. For example, the Welsh Government estimates that there could be £50 billion of investments in low carbon electricity production in Wales over the next 10 to 15 years¹⁵.
- 4.1.6 The Wylfa NNB Project is a major investment with the potential to support Anglesey's, and the wider North Wales region's, economies and complement the Welsh Government's aim of securing the transition to a low carbon economy. The North Wales Economic Ambition Board identifies the project as a strategic priority to enable economic rebalancing in North Wales with an opportunity to also address some of the economic issues associated with peripherality on Anglesey. The County Council has responded to the opportunities presented by the Wylfa NNB and other projects through the establishment of the Energy Island Programme (EIP). The EIP aims to create a centre of excellence for the production, demonstration and servicing of low carbon energy initiatives as well as highlighting the part inward investment can play to improve local transport infrastructure, housing, tourism and leisure facilities, training and skills.
- 4.1.7 The importance that the County Council places upon the EIP is also reflected in the Welsh Government's award of Enterprise Zone status to the Island. The Anglesey Enterprise Zone encompasses the whole of the Island, with the aim to focus investment on a short-list of eight key sites agreed on the basis of their suitability to meet the needs of business (see **Figure 4.1**). The Enterprise Zone is designed to complement the EIP and to encourage growth in the low carbon energy sector on Anglesey. It seeks to support investment in low carbon energy production; establish world-class facilities for low carbon innovation and demonstration; and ensure that the supply chain captures servicing opportunities. The Enterprise Zone aims to create 1,300 jobs and increase Gross Value Added (GVA) by 10 – 13% to 2025 in Anglesey.

¹⁵See <http://wales.gov.uk/topics/businessandconomy/sectors/energyandenvironment/?lang=en>.

Figure 4.1 Anglesey Enterprise Zone Sites



4.1.8 The delivery of the EIP and Enterprise Zone is supported by policies contained in the emerging JLDP which will make provision for employment land and the necessary infrastructure and facilities required to accommodate economic development (see, for example, Strategic Policy PS8: Providing opportunity for a flourishing economy of the draft JLDP Preferred Strategy). It will also require cross-border working including with the neighbouring local authorities of Gwynedd Council and Conwy County Borough Council in order to ensure that the wider regional benefits of the major strategic investments including the Wylfa NNB Project are realised.

GP 1 Supporting the Anglesey Energy Island Programme and Anglesey Enterprise Zone

The County Council will require the Wylfa NNB project promoter to support the delivery of the Energy Island Programme and Anglesey Enterprise Zone, maximising the economic opportunities available to the Island’s local communities. This could be achieved through a combination of measures including:

- Investment in research and development with a particular focus upon low

GP 1 Supporting the Anglesey Energy Island Programme and Anglesey Enterprise Zone

carbon technologies;

- Support for education and training in low carbon technology and support services including for the retraining of former Wylfa employees;
- Promotion of opportunities in renewable (including low carbon) energy generation;
- Ensuring that employment, supply chain and procurement opportunities are advertised and accessible locally;
- Provision of local labour agreements;
- Establishment of a Corporate Hub on the Island;
- Contributions to support for training and up-skilling in low carbon technologies;
- Supporting the promotion of inward investment with a focus upon the establishment/attraction of companies involved in low carbon technology on Enterprise Zone sites; and
- Identifying opportunities for collaboration with other Enterprise Zones in North Wales.

The DCO and Town and Country planning applications should be accompanied by socio-economic assessments. These assessments must include consideration of the construction and operation phases of the Wylfa NNB Project and the cumulative effects of developments in combination with other major developments proposed on the Island. Where potentially significant negative effects are identified, the County Council will require that mitigation measures specific to these effects are identified and implemented. Where effects cannot be mitigated, compensation proposals should be identified.

Job Creation and Skills Development

- 4.1.9 Whilst the number of people economically inactive on Anglesey is lower than UK and Wales averages, wages for those in work are also lower. Of those in work, a high proportion commute off the Island on a daily basis. Anglesey experiences a net outflow of commuters, with approximately 200 people leaving the Island to work elsewhere per 1,000 working residents. With approximately 9,400 people commuting out of Anglesey and only 3,500 commuting in, there is a net outflow of approximately 5,900 people.
- 4.1.10 NPS EN-1 outlines the socio-economic matters that the project promoter should consider. Those relevant to economic development include opportunities for the creation of jobs and training. The Wylfa NNB Project will have significant employment requirements (particularly during the construction phase) and the more that these can be resourced by the Island's workforce, the greater the economic benefit of the project will be to the Island's economy. Importantly, Anglesey's workforce includes workers with skills in the nuclear industry. However, the skills required for the Wylfa NNB Project, whilst complementary, may be different due to specific needs for the delivery of the project. The County Council is focussed on ensuring that new entrants to the job market are provided with the skills to access the construction and operational phase jobs that should be available to them.
- 4.1.11 The measures set out in GP2 below are designed to help ensure that the local workforce, including unemployed and economically inactive residents and disadvantaged groups, are able to take advantage of the opportunities that may be generated through the Wylfa NNB project thereby helping to tackle unemployment, raise income levels and reduce rates of out-commuting. It is essential that the project promoter seeks to implement these measures as early as possible in order to ensure that a locally based, skilled pool of labour is established at the outset of the Wylfa NNB Project. Early dialogue between the project promoter, training providers and other stakeholders including, for example, Trade Unions and the promoters of other major strategic investment projects on the Island will therefore be essential to achieving this goal.



GP 2 Local Job Creation and Skills Development

The County Council expect the Wylfa NNB project promoter to prepare and implement an Employment and Skills Strategy. This should set out to achieve the following:

- Provide timely support to existing educational institutions and local education provision with an emphasis on the promotion of Science, Technology, Engineering and Mathematics. This may include the expansion of facilities to capitalise on the benefits associated with the Wylfa NNB Project and offset any adverse impacts on existing provision;
- Support the development of the Energy Island Programme Vocational Academy and market apprenticeship opportunities to local people;
- Complement the work of skills agencies and existing local and regional initiatives which currently include the Reach the Heights Project, the Isle of Anglesey Community Education Partnership and the Shaping the Future programme;
- Make best use of a NNB visitor centre for educational purposes;
- Facilitate and support the re-training of staff employed at the existing Magnox nuclear power station so that they are able to benefit from alternative employment opportunities associated with the Wylfa NNB Project;
- Support the Island's disadvantaged communities and local young people including through local training initiatives and outreach programmes so that they are able to benefit from employment opportunities associated with the Wylfa NNB Project;
- Ensure that the local construction workforce and other skilled workers have access to job opportunities during the construction of the NNB and to find alternative employment post-construction;
- Ensure and facilitate the on-going training of workers employed at the NNB power station and associated developments in respect of the Welsh language and implement measures to promote the use of the Welsh language in the workplace;
- Maximise local labour provision through local employment contracts and labour agreements, employment initiatives, procurement of businesses and services that employ local people and advertisement of positions. This should include the establishment of a labour market for Welsh speakers.

All planning applications for relevant associated development will be expected to demonstrate how the aims of the Employment and Skills Strategy will be delivered by the proposed development. The level of detail provided in support of any planning application should be proportionate to the scale and type of development proposed.

The project promoter should also ensure that job opportunities at both the NNB power station site and associated development sites are easily accessible by sustainable transport modes, particularly to the Island's most deprived and hard to reach communities.

Employment, Logistics and Transport Uses

- 4.1.12 The construction and operation of the Wylfa NNB Project will generate demand for a range of new employment uses across the Island. These uses will provide direct or indirect services to the construction and operation of the project. In addition, the project will require the transportation of goods, materials and people onto and across the Island. These activities are likely to be facilitated by the provision of worker, logistics and freight management centres including a Corporate Hub.
- 4.1.13 The County Council considers that its role is to facilitate such development, providing that it is appropriately sited and addresses the needs of the project and the local communities whilst also delivering future legacy use and benefit. Adopted planning policy guidance contained in the Ynys Môn Local Plan supports employment creating development on sites within, or on the edge of, existing recognised settlements where such development is of a scale and type compatible with the surrounding area and other plan policies. Development outside of existing settlements will only be supported in exceptional circumstance where the locational requirements and economic and infrastructure benefits are clearly justified.

GP 3 Supporting Employment, Logistics and Transport Uses

The County Council will support the provision of employment, logistics and transport uses proposed in support of the Wylfa NNB Project, providing that development accords with national planning policy and the spatial strategy and policies contained within the Local Plan and emerging JLDP and reflects the locational guidance contained in **Section 5** of this SPG. Proposals should:

- Adapt and/or re-use the infrastructure associated with the existing Magnox power station where this is operationally viable and the existing uses do not give rise to amenity and quality of life issues;
- Ensure that the associated development sites chosen are integrated with existing employment uses and are easily accessible by a range of sustainable transport modes. Any potential adverse effects on the landscape and townscape character of the surrounding area should be mitigated and/or compensated;
- Where 24 hour operations are proposed, identify and address impacts upon amenity and quality of life issues and existing businesses through, inter-alia, locational considerations, the siting of buildings and activities, operational protocols and means of access and egress;
- Support the delivery of the Anglesey Enterprise Zone through the use of Enterprise Zone sites, subject to the safeguards set out above; and
- Ensure a beneficial legacy use which may include the future use of logistics centres in the transshipment of goods through Holyhead Port or the appropriate remediation of a previously developed site suitable for future use.

GP 3 Supporting Employment, Logistics and Transport Uses

Where the nature of the use and the location of the proposed site is such that a legacy use may not be appropriate, the County Council will require, through relevant conditions attached to any consent/permission, that sites are appropriately restored to its satisfaction.

Local Supply Chain and Service Businesses

4.1.14 The Wylfa NNB Project will also provide indirect opportunities for businesses and services to support the construction and operational phases. These businesses may include, for example, caterers, cleaners and haulage firms as well as technicians and service engineers. The County Council is keen to ensure that employment opportunities for the local workforce are maximised and that where demand results in new businesses establishing themselves or relocating onto the Island, that such demand provides opportunities to engage the local workforce.



4.1.15 The County Council is preparing a Supply Chain Development Programme for energy projects with its North Wales partners with the primary objective that this will maximise benefits and opportunities for businesses on Anglesey and in the North Wales region.

GP 4 Supporting the Local Supply Chain and Service Businesses

The County Council will support the development of new, or the expansion of existing, local supply chain and service businesses not directly connected with the Wylfa NNB Project but which may gain from related activities during the construction and operational phases. Such proposals should be compatible with national and local planning policy including the emerging JLDP and reflect the locational guidance contained in **Section 5** of this SPG. They will be encouraged where they:

- Complement the wider objectives of the Energy Island Programme and Anglesey Enterprise Zone including associated training, skills and supply chain initiatives;
- Have the potential to form clusters of associated services which can be promoted as an Island-based product.

4.2 Tourism

4.2.1 Tourism is currently one of the Island's leading wealth creation industries contributing around 4,043 jobs and £256 million in revenue to its economy¹⁶. Tourism in Anglesey is a large industry comprised of many small but significant businesses across a number of sectors including accommodation provision, attractions, restaurants, cruise ships and the Island's unique countryside and coastline. This offer is further developed with Anglesey being the major gateway to Ireland via Holyhead Port.

4.2.2 The tourism industry is critically important to Anglesey's economy, with one of the key elements of the Island's tourism offer being the quality and diversity of its natural and historic environments. This includes the Anglesey Area of Outstanding Natural Beauty (AONB), the 125 mile coastline and the numerous beaches serviced by small traditional resorts and towns and linked by the Wales Coast Path.

4.2.3 Tourism is also a key factor in sustaining the quality of life of the Island's residents. The presence of visitors and the money they spend in Anglesey helps to:

- Provide employment for the local community;
- Maintain the viability of many of the Island's attractions, eating places and shops;
- Stimulate interest in rural diversification, regeneration and environmental projects; and
- Attract the interest of entrepreneurs from other industries, like the growing number of arts and crafts people who have chosen Anglesey as their home.

4.2.4 The [Welsh Government Strategy for Tourism 2013-2030: Partnership for Growth](#) (2013) seeks to increase tourism *"in a sustainable way and to make an increasing contribution to the economic, social and environmental well-being of Wales"*. The [Isle of Anglesey Destination Management Plan](#) (DMP, 2012), meanwhile, forms the strategy for co-ordinated management of the Island's tourism offer. It sets out the following vision for the visitor economy of Anglesey:

"A destination, internationally known for its beautiful coast, heritage and distinctive culture; easy to get to but rewardingly different. A family holiday destination and a



¹⁶ Based on 2013 data contained in the Isle of Anglesey County Council (2013) STEAM Report.

market leader for outdoor activity tourism of all sorts. Plenty going on at all times of the year, whatever the weather, with a lively, living culture. A place that features in the media for the quality of its food, hospitality and interesting places to stay. An Island that cares for its natural assets and welcomes visitors.”

4.2.5 Achieving the aim of the Partnership for Growth Strategy and the DMP vision will mean addressing a number of challenges including managing, through the planning process, development which could threaten the quality of the coastal environment, the Island’s key tourism draw, or impact unduly on public and private tourism businesses. In this respect, the construction and operation of the Wylfa NNB Project could have far reaching implications for the Island’s tourism economy, including impacts upon:

- The natural and built environments which are vital to the success of the Island as a tourist destination;
- Visitor amenity;
- The availability of tourism accommodation; and
- Visitor perception of the Island.

4.2.6 Strategic Policy PS9 of the draft JLDP Preferred Strategy proposes that the County Council will support the tourism industry including by preventing development that would have an unacceptable impact on features and areas of tourism interest or their settings. NPS EN-1, meanwhile, stipulates (at para. 5.12.3) that socio-economic assessments of nationally significant energy infrastructure proposals should include consideration of the effects on tourism and the provision of visitor facilities. Further to the emerging JLDP and guidance contained in NPS EN-1, the County Council will expect the Wylfa NNB project promoter to take full account of the potential impacts associated with the construction and operation of the main NNB site and associated developments on tourism and, where appropriate, to provide mitigation and/or compensation to address significant adverse impacts. In doing so, the County Council will also expect the project promoter to identify and implement measures to promote Anglesey as a visitor destination and enhance the tourism potential of the Island.

GP 5 Supporting the Visitor Economy

The Wylfa NNB project promoter should ensure that the construction and operation of the NNB and any associated developments do not adversely affect the value and importance of tourism to the Island. It is the County Council's view that a detailed assessment of potential effects associated with NNB and, where appropriate, associated developments on tourism (both alone and in combination with other proposals) should be submitted with the DCO application and Town and Country planning applications received by the County Council. As a minimum, the detailed assessments should consider the impacts of proposals on:

- Transport, including traffic disruption, congestion and journey times;
- The amenity of tourists, including noise and visual impacts;
- The Island's image and visitor perception of the nuclear industry;
- Access to the Island's natural and built environmental assets, including Public Rights of Way (including how development can support delivery of the statements of action contained within the Council's [Rights of Way Improvement Plan 2008-2018](#));
- Landscapes/townscape character and views to/from natural and built environmental assets;
- The Island's culture, identity and distinctiveness;
- The Island's tourist attractions/facilities; and
- Tourism accommodation (see also **GPI2**).

Where there is the potential for adverse impacts, mitigation and/or compensation measures informed by the actions contained in the Isle of Anglesey Destination Management Plan and agreed between the Wylfa NNB project promoter and the County Council should be identified and implemented to protect and enhance the Island's visitor economy. These measures could include:

- The protection and enhancement of the Island's natural and built environmental assets (see also **GP20** and **GP21**);
- Maintenance and enhancement of access to the coast allied with improvement to the Wales Coast Path;
- Maintenance and strategic improvements to the Public Rights of Way Network, cycle routes and walking trail networks;
- International, national, regional and local destination marketing in liaison with Visit Wales, the Destination Management Plan Partnership and the County Council, including activities designed to address negative perceptions of the NNB;
- Promotion of the Island's key tourist destinations;
- Provision/enhancement of infrastructure to support tourism including transportation infrastructure for tourism such as rail and port facilities; and
- Improvements to the tourism human resource, linked with wider training and skills development (including in respect of the Welsh language).

Any measures implemented to protect and enhance the Island's visitor economy should

GP 5 Supporting the Visitor Economy

meet the requirements of **GP20** and **GP21** and help the tourism potential of the Island to be met without adverse effects on any European or national designated nature conservation sites (or their interest features), particularly with regard to visitor pressure.

It is the County Council's aspiration for a proposed visitor centre at Wylfa to be a key tourist attraction, both complementing and enhancing the Island's existing offer. A visitor centre should be accessible by public transport and be of exemplar design that reflects the low carbon concept which underpins the Energy Island Programme.

4.3 Population and Community

Community Facilities and Services

- 4.3.1 The construction and operation of the Wylfa NNB Project represents a unique opportunity to enhance the sustainability of the Island's communities. The creation of new employment opportunities and an influx of construction and operational workers will generate increased demand for important community facilities and services such as health and education including within the neighbouring authority areas of Gwynedd Council and Conwy County Borough Council. Importantly, the investment in infrastructure generated by the NNB Project can contribute to an enhancement of community infrastructure, facilities and services, generating a lasting legacy benefit for the Island's communities.
- 4.3.2 However, the characteristics of the Island's population and communities present a number of challenges in terms of service and infrastructure delivery. For example, the Island's resident population, which stood at 69,750 at the 2011 Census, is predominantly rural which can make service provision difficult. Meanwhile, projections indicate that the population of the Island is ageing and is forecast to peak in 2020 at 70,274 before declining to below 2011 levels by 2036 (to 68,053) which has important implications for service delivery and demands on provision.
- 4.3.3 The County Council considers it essential that the Wylfa NNB Project is integrated with community facility and infrastructure delivery that provides a lasting legacy benefit to the Island's communities. NPS EN-1 (at para. 5.12.3) sets out that assessments of socio-economic impacts should consider, inter-alia, the provision of additional local services and improvements to local infrastructure and the impact that an influx of workers could have on local population dynamics and demand for services and facilities. Paragraph 5.12.8, meanwhile, sets out that the Planning Inspectorate should consider any relevant positive provisions the developer has made or is proposing to make to mitigate significant impacts and any legacy benefits that may ensue.



GP 6 Maintaining and Enhancing Community Facilities and Services

The Wylfa NNB project promoter should ensure that community services and facilities, including education, health care and leisure facilities and emergency services are in place to accommodate the construction and operational phases of the NNB and associated developments. New services and facilities provision should be sustainable, integrated and provide a lasting legacy benefit to the Island's communities.

More specifically, the County Council will expect the project promoter, in liaison with key service providers and informed by assessment(s) of supply and demand to:

- Provide new, relocated or enhanced community facilities, services and infrastructure to meet the needs of construction and operational workers and to mitigate any adverse impacts on existing provision resulting from the NNB Project either alone or in combination with other proposals;
- Ensure that new or relocated community facilities and services are available to the public and allow for a permanent legacy use including ensuring that such facilities and services can be maintained beyond the construction phase;
- Deliver community facilities and services in locations that are accessible by modes of sustainable transport to both workers and the wider public and that reflect the County Council's spatial strategy (as defined in the emerging JLDP);
- Ensure that new community facilities and infrastructure prioritise the use of suitable previously developed land, incorporate high quality design and protect and enhance the Island's built and natural environment; and
- Ensure that opportunities to complement existing initiatives on the Island, as well as investment generated by other major investment proposals, are realised.

Health and Well-being

- 4.3.4 NPS EN-1 (para. 4.13.3) highlights that the construction and operation of energy infrastructure may have a range of direct impacts on health including in respect of increased traffic, air or water pollution, dust, hazardous substances and waste and noise. It requires that such impacts are assessed and mitigation implemented to address adverse effects where they may arise. Policies contained in the Ynys Môn Local Plan also seek to protect public health from impacts associated with hazardous installations whilst the emerging JLDP requires a comprehensive assessment of health and amenity impacts associated with proposals for large infrastructure projects.
- 4.3.5 The importance of health and well-being also extends to the workers employed in the construction and operation of the Wylfa NNB Project, particularly if health problems or a lack of well-being results in implications for the Island's communities or service provision.
- 4.3.6 The County Council therefore expects the Wylfa NNB project promoter to fully consider the potential impacts of proposals on the health and well-being of the Island's residents, visitors and workers (including the NNB workforce). An appropriate range of mitigation measures should be identified to address adverse impacts, taking into account the in combination and cumulative effects of disturbance.
- 4.3.7 The safety of nuclear power stations is regulated by the Office for Nuclear Regulation (ONR) and Natural Resources Wales and the relevant regulatory processes are separate to the DCO application. The ONR also determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation. This is carried out under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPPIR).
- 4.3.8 Upon notification by ONR of the area requiring an Emergency Plan, the County Council consults all of the agencies with a role to play in its implementation. Following consultation with the relevant agencies and the operators, the County Council has to produce its off-site Emergency Plan within six months. The Plan will consider a range of countermeasures proportionate to the risks identified, including sheltering or evacuation. The County Council's Emergency Plan will be considered every three years, following the operator's identification of hazards on site and the risks they present to the public, or when the operator makes a material change to activity on the site. This means that any changes associated with the Wylfa NNB will be considered under REPPPIR.
- 4.3.9 The safety of the NNB plant is not considered further in this SPG. This is consistent with guidance contained in NPS EN-6 which sets out (at para. 3.12.4) that the safety systems that must be in place for the design of new nuclear power stations and,

further, the requirement for compliance with the UK's robust legislative and regulatory regime, mean that the risk of radiological health impact is very small. Notwithstanding the above, it is the County Council's view that the project promoter should seek to clearly communicate how it will manage the operations of the NNB plant (including risks associated with radiation) to the Island's communities, visitors and businesses in order to alleviate concerns and address potential negative perceptions linked with nuclear power generation.

GP 7 Protecting Health

The Wylfa NNB project promoter should undertake comprehensive assessments of the health and amenity impacts of the construction and operation of the NNB and, where appropriate, associated developments. Assessments should take account of potential cumulative effects.

In accordance with NPS EN-6, the project promoter should work with the County Council and the Betsi Cadwaladr University Health Board to identify any potentially significant health impacts and appropriate mitigation measures. Mitigation measures are likely to relate to:

- The provision of information on health risks to local communities, visitors and businesses;
- The physical design of new development (including consideration of screening, containment and layout to minimise impacts on sensitive receptors);
- Mitigation for affected receptors (including insulation to reduce noise impacts) or compensation where mitigation is not practicable;
- Measures including the restriction of construction working hours and traffic management; and
- Monitoring of potential impacts including in respect of noise, air quality and light pollution.

Associated developments should not be proposed where construction or operational activities would give rise to unacceptable impacts on air quality, noise/vibration and light pollution and the amenity of existing residents, visitors, businesses and construction workers.

Careful consideration should be given to the location of construction worker accommodation in order to ensure that the health and amenity of workers is not adversely affected by current or proposed future adjacent land uses.

In order to address any potential adverse impacts on health arising from associated developments, the County Council will seek to impose planning conditions as appropriate. These conditions could cover, inter-alia:

- Total number of daily vehicle movements and movements during peak periods;
- Weight limits on construction traffic;
- Routing of traffic;
- Construction/operation hours;

GP 7 Protecting Health

- Sequencing of construction operations;
- Noise, dust and odour management; and
- Community consultation on issues/activities likely to significantly impact upon amenity.

The Wylfa NNB project promoter should ensure the health and well being of its workers. Measures may include, for example:

- Preparation of a Corporate Health Policy;
- Implementation of a Code of Conduct for Construction Workers (see **GP9**);
- The dissemination of health and safety information to workers;
- The provision of facilities and services to meet the specific needs of the NNB workforce.

4.3.10 Whilst the residents of Anglesey are generally healthy, there are a number of health-related issues that could be exacerbated by the Wylfa NNB Project. These issues include variation and inequalities in health between the most and least deprived communities and the fact that a large proportion (approximately two thirds) of Anglesey's adult population is not sufficiently physically active. In particular, the project and influx of construction workers could place additional pressure on open space and recreational facilities that play a vital role in promoting healthy lifestyles.



4.3.11 The findings of the Community Infrastructure Study¹⁷ indicate that there is a need to improve leisure facilities on the Island. It is important that measures are taken to ensure that appropriate provision is made to accommodate the needs of the incoming population.

4.3.12 The construction and operation of the NNB may also bring with it opportunities to enhance the health and well-being of the Island's residents, visitors and workers through investment in existing open space and recreation facilities and the provision of new facilities for community use.

¹⁷ AMEC (2014) *New Nuclear Build at Wylfa: Community Infrastructure Study*. Prepared on behalf of the Isle of Anglesey County Council.

GP 8 Supporting Healthy Lifestyles

In accordance with NPS EN-1, Planning Policy Wales, TAN16: Sport, Recreation and Open Space and local planning policy, the County Council will resist the loss of existing open space and recreational facilities or impacts on the connectivity of green infrastructure unless appropriate replacement provision is made.

The County Council will expect the Wylfa NNB project promoter to undertake a comprehensive assessment of the potential impacts of the Wylfa NNB Project (including in combination with other investment proposals on the Island) on open space, recreation and leisure provision with a view to ensuring that the needs of the construction workforce are met and that there would be no adverse impacts on existing provision.

Where further investment in open space, recreation and leisure facilities is needed to support the project, opportunities should be sought to maximise benefits for local communities. In undertaking any assessment, the County Council considers it essential that the project promoter works in partnership with key service providers on the Island and undertakes community consultation in order to:

- Gain a thorough understanding of the implications of the Wylfa NNB Project on existing provision;
- Identify any opportunities for investment in existing facilities;
- Integrate proposals with existing or emerging open space, leisure and recreation strategies and investment plans;
- Ensure that new provision is in locations accessible by modes of sustainable transport to both workers and local communities;
- Secure community use of new facilities; and
- Ensure the effective long term management and maintenance of new facilities beyond construction.

The County Council will seek to ensure that community access to facilities is secured through appropriate mechanisms such as planning obligations.

Community Cohesion

- 4.3.13 The Isle of Anglesey Single Integrated Plan states that “*Community cohesion is vital to ensure good relations between people from different backgrounds where diversity is valued and individuals share a sense of belonging and work together to make their area a better place.*”
- 4.3.14 Anglesey has a strong sense of community identity although its communities are vulnerable to change. An influx of workers associated with the construction of the Wylfa NNB Project has the potential to create social tensions which in-turn could affect cohesion and erode community identity. It is the County Council’s view that consideration of the impacts of the project on community cohesion is therefore a priority. NPS EN-1 (at para. 5.12.3) requires applicants to assess the impact that a changing influx of workers during the construction and operational phases of energy infrastructure could have on community cohesion. Strategic Policy PS7 of the emerging JLDP, meanwhile, proposes that NNB proposals should include appropriate measures for promoting social cohesion and community safety.
- 4.3.15 There are a number of unique and important features of the Island’s communities that must be taken into account when considering the potential impact of the Wylfa NNB Project on community cohesion. These features include:
- Out-migration of younger people due to a lack of access to jobs, training opportunities and affordable housing;
 - Isolation of deprived individuals and communities, and increases in social inequality;
 - Areas of severe deprivation. The Cymunedau yn Gyntaf Môn Communities First Partnership consists of seven Lower Super Output Areas (LSOAs), namely Morawelon, Porthyfelin I, Holyhead Town, Maeshyfryd, London Road and Kingsland in Holyhead and Tudur in Llangefni. Four of these LSOAs rank in the 10% most deprived wards in one or more of the Communities First priority Welsh Index of Multiple Deprivation domains and 10% or 20% in all the domains;
 - A high, but falling proportion of Welsh speakers;
 - Low levels of crime - Anglesey is one of the safest places to live and work in North Wales, and since 2007 overall crime has continued to fall; and
 - Rural peripherality, fuel poverty and rising transport costs associated with rural living.

- 4.3.16 The construction workforce itself is likely to be culturally diverse and therefore it will be important for the project promoter to also consider carefully how effective cohesion and integration amongst NNB workers can be achieved.
- 4.3.17 The County Council will expect the project promoter to take full account of the need to ensure that proposals do not adversely affect community cohesion and that, where possible, measures are taken to enhance integration and tackle social inequalities.

GP 9 Maintaining and Creating Cohesive Communities

The Wylfa NNB project promoter should take full account of the potential for the construction and operation of the NNB and associated developments (in particular, construction worker accommodation) to affect community cohesion and social inequalities. It will also be essential that the project promoter takes full account of the cultural diversity of the construction workforce in order to ensure that effective cohesion and integration is achieved.

Informed by an assessment of socio-cultural impacts and consultation with the Island's communities, the County Council will expect proposals to:

- Integrate construction worker accommodation and (shared) community facilities and services within existing communities with delivery in accordance with the County Council's spatial strategy;
- Avoid large concentrations of construction worker accommodation unless significant socio-economic benefits can be delivered to the host community;
- Take full account of the potential impacts on Welsh language and culture (see **GPI3**);
- Incorporate high standards of design which reduce crime, antisocial behaviour and the fear of crime whilst protecting and enhancing the Island's built and natural environment;
- Be located and designed so as to maximise accessibility for all, including those with disabilities;
- Be supported by the preparation and enforcement of a Construction Worker Code of Conduct and Community Safety Management Plans; and
- Avoid or mitigate any adverse impacts on emergency services provision (including Police, Ambulance, Fire Brigade and Coastguard).

In partnership with relevant organisations, it is the County Council's view that the project promoter should identify where opportunities exist to enhance community cohesion and tackle social inequalities. In particular, the County Council would encourage the project promoter to work alongside Anglesey's Communities First Partnerships to identify how the Wylfa NNB Project (alone and in combination with other investment projects on the Island), through housing, education, jobs and services and facilities provision, can facilitate regeneration in the Island's most deprived communities.

4.4 Construction Worker Accommodation and Anglesey's Housing Market

4.4.1 Irrespective of the Wylfa NNB Project, demand for housing on Anglesey is predicted to rise as a result of increases in household formation and rises in the population in the short to medium term. The emerging JLDP takes forward a 'medium growth' option of 7,665 dwellings over the plan period (to be provided across Anglesey and Gwynedd but excluding Snowdonia National Park). The preferred spatial option is to distribute this growth in accordance with the following settlement hierarchy (as defined in Strategic Policy PS3: Settlement Strategy of the JLDP Preferred Strategy):

- Urban Service Centres: In Anglesey these include Amlwch, Holyhead and Llangefni;
- Local Service Centres: In Anglesey these include Beaumaris, Benllech, Bodedern, Cemaes, Gaerwen, Llanfairpwll, Menai Bridge, Pentraeth, Rhosneigr and Valley; and
- Villages: Including service villages (Gwalchmai, Newborough, Llanerchymedd), local villages and coastal/rural villages.

4.4.2 The construction and operation of the NNB and associated developments will attract a significant workforce to the Island that is likely to require accommodation which, if not strategically planned, could have substantial adverse impacts on the Island's communities and environment. It is the County Council's view that



accommodation should be located in accordance with the broad spatial strategy of the emerging JLDP and with a focus on the settlements of Holyhead, Llangefni and Amlwch. The role and size of these centres is such that they are likely to be better able to support construction worker accommodation (for example, by providing access to a range of services and facilities), whilst minimising the risk of adverse social and environmental impacts. Focusing development in these larger settlements may also generate benefits for existing communities and businesses in terms of, for example, investment in services and the longer term provision of housing. Whilst it is recognised that there may be a need for some accommodation at the main NNB site, particularly in view of its rural and remote location, reflecting existing national

and local planning policy and the emerging JLDP, such development should be limited in scale.

- 4.4.3 The type and tenure of housing on Anglesey is also likely to change with requirements for smaller households increasing, reflecting both reductions in average household size and in response to recent welfare changes. Presently, Anglesey has a greater proportion of detached homes than the Welsh average with a correspondingly lower proportion of flats and terraced properties. Despite reductions in average house prices on the Island, availability and affordability of accommodation is constrained by correspondingly low incomes, relative to the national average. In this respect, the Anglesey Local Housing Market Assessment (LHMA) (2013) concludes that 24.8% of all households are theoretically unable to afford market housing whilst data from the household survey undertaken to inform the LHMA indicates that 43.4% of households that intend to form within Anglesey in the next two years would not be able to afford market housing (were they to move now). The Isle of Anglesey [Affordable Housing Delivery Statement 2007-2011](#) sets out that the County Council is committed to maximising the provision of affordable homes to its residents and, in the process, creating well-integrated and sustainable communities.
- 4.4.4 National and local planning policies provide the mechanism to enable local planning authorities to require that a percentage of new housing is affordable. At the national level, [Technical Advice Note \(TAN\) 2: Planning and Affordable Housing](#) requires local planning authorities to include in their development plans authority-wide targets for affordable housing based on the housing need identified in the LHMA. Relevant current County Council policy includes [Supplementary Planning Guidance: Affordable Housing](#) which sets out that an element of affordable housing will be required on sites of 10 or more units (or 5 or more in villages), in accordance with Policies 51 and 52 in the Ynys Môn Local Plan. [Interim Planning Policy: Large Sites](#) (Policy PT1) states that development of 50 or more dwellings should be located within or adjacent to Holyhead, Llangefni and Amlwch and that on such sites, 50% of that housing should be affordable unless, considering all factors, it would be unreasonable to do so¹⁸. Emerging JLDP policy on affordable housing provision is contained in Strategic Policy PS12 of the Preferred Strategy. This sets out the direction of travel in respect of affordable housing provision in the Island's Urban Service Centres and Local Service Centres and Service Villages.

¹⁸ Interim Planning Policy: Large Sites was adopted by the County Council in February 2011. It does not form part of the Development Plan but is a material planning consideration. The Policy facilitates proposals for large scale residential accommodation (above 50 units or on sites of 1.5 hectares or more) within or immediately adjacent to the development boundary. Since the Interim Planning Policy's purpose is to facilitate the provision of a 5 year land supply on the Island during the period leading up to the JLDP's adoption, proposals for purpose built construction worker accommodation provided solely for construction workers would not accord with the Interim Planning Policy.

- 4.4.5 The County Council will seek to ensure that the influx of construction workers does not adversely impact on the local housing market by displacing existing households from existing accommodation. To this end, the County Council prepared the [Wylfa NNB Construction Workers Accommodation Position Statement](#) in March 2011. This relates to construction workers and, based on studies undertaken at the time, calls for accommodation to be provided to consist of one third purpose built, one third private rented and one third within tourist accommodation. In order to mitigate the effects of the proposed NNB on the housing market in Anglesey, and to help co-ordinate the best use of the private rented sector, the Council will expect the project promoter to contribute towards the funding of a Housing Hub. The Housing Hub will:
- Seek to match accommodation to construction worker requirements, for the duration of the construction phase, which will manage the fluctuating needs of employers and requirement for support services;
 - Manage resources to reduce the pressure on the local housing market;
 - Support the creation of local businesses and new enterprises to meet the demands of the NNB workforce; and
 - Incorporate housing and regeneration by developing a new model including social enterprise and partnership working between the public and private sectors including private sector landlords to respond to the unique challenges faced by Anglesey and the Wylfa NNB Project. Once established, the Hub will be self sustaining with the potential to incorporate other housing sectors.
- 4.4.6 The influx of construction workers may increase problems of affordability as a result of increased demand. Where the potential for significant residual adverse impact is identified, the County Council will expect the project promoter to contribute to the delivery of affordable and social needs housing, providing a legacy benefit for the Island's communities.
- 4.4.7 In accordance with national planning policy, the Development Plan, the Stopped UDP and other guiding principles contained in this and other SPG, the County Council will also expect construction worker accommodation to encompass high quality, sustainable design standards and be located so as to reduce the need to travel, maximise accessibility and avoid adverse impacts on community identity and cohesion.

GP 10 Construction Worker Accommodation and Anglesey's Housing Market

Construction worker accommodation should be located in accordance with the settlement hierarchy and spatial strategy contained in the Development Plan, Stopped UDP and emerging JLDP (as reflected in the locational guidance contained in [Section 5](#) of this SPG), seeking to focus new development in Holyhead, Llangefni and Amlwch, with smaller scale growth in local service centres and service villages and with a preference for brownfield sites. Essential construction worker accommodation at the main NNB site should be limited in scale and supported by a robust justification of need.

The County Council will expect the project promoter's Construction Worker Accommodation Strategy to consist of one third purpose built, one third private rented and one third within tourist accommodation, unless any future revision to the Wylfa NNB Construction Workers Accommodation Position Statement demonstrates (based on robust evidence) that a different mix would be more suitable. New build accommodation should be well designed (in terms of architectural design, layout, scale, massing and energy performance) and all accommodation should be accessible by sustainable modes of transport.

In support of applications for consent, the County Council will expect the project promoter to include the requirements set out above within a Construction Worker Accommodation Strategy. Informed by research undertaken by the County Council in respect of the potential implications of the Wylfa NNB Project on the local housing market, this Strategy should:

- Identify measures to address adverse impacts on the local housing market, including the provision of affordable housing, in accordance with both existing and emerging local planning policy and taking into account the potential for cumulative effects in combination with other proposals on the Island;
- Where possible, deliver a legacy use by promoting permanent new accommodation that addresses local needs including for affordable, elderly and special needs housing beyond the construction period;
- Ensure that any temporary construction worker accommodation provides a legacy benefit such as serviced plots for future residential development where appropriate;
- Identify opportunities to utilise existing redundant buildings such as schools for conversion into construction worker accommodation;
- Contribute to the creation of vibrant rural communities;
- Promote high quality, sustainable design that reflects national and local planning policy and guidance contained in the [Design Guide for the Urban and Rural Environment SPG](#) and which minimises, and is adaptable to, the effects of climate change;
- Ensure that construction worker accommodation is located so as to minimise the need to travel and promotes the provision and use of sustainable transport modes;
- Avoid or minimise adverse impacts on amenity, ensuring that the proportion of construction workers in any single location is balanced with the profile of the existing community;

GP 10 Construction Worker Accommodation and Anglesey's Housing Market

- Ensure that the provision of construction worker accommodation conserves and enhances the Island's built and natural environment and is planned, located and designed to minimise effects on designated nature conservation sites (or their interest features), particularly with regard to recreational amenity;
- Promote social cohesion and integration including, where appropriate, the development of Welsh language skills and appreciation of Welsh culture (see **GP9** and **GPI3**); and
- Avoid adverse impacts on existing community facilities and services by delivering accommodation in locations with a surplus of supply or through provision of appropriate facilities and services where adverse impacts may otherwise occur.

All planning applications for construction worker accommodation will be expected to demonstrate how the Construction Worker Accommodation Strategy will be delivered by the proposed development.

The County Council will expect the project promoter to seek opportunities to provide a housing legacy which could involve the retention of accommodation (or the retention of serviced plots from which temporary buildings have been removed) post construction for occupation by operational workers and/or use by the local community.

When seeking to accommodate a third of construction workers within private rented accommodation, and in order to address issues of potential displacement, the project promoter should support the creation of a Housing Hub to help co-ordinate the best use of private rented sector accommodation. The project promoter should also consider the establishment of a Housing/Accommodation Fund to:

- Facilitate improvements to the Island's private rented sector (in terms of quality and quantity);
- Facilitate a reduction in the number of empty homes; and
- Enable the provision of affordable housing solutions.

Latent Supply

4.4.8 The workforce associated with the construction and operation of the Wylfa NNB Project will provide existing communities with economic opportunities in the form of demand for accommodation. Latent housing supply includes, for example, spare rooms available for rent and which could be made available to NNB workers, helping to supplement householder incomes. In order to enable communities to take advantage of these opportunities, and to provide a wide range of suitable accommodation choices for the workforce, the project promoter should seek to address the issue of latent supply, in partnership with other organisations and initiatives on the Island including Communities First.

GP 11 Latent Supply

The County Council will expect the Wylfa NNB project promoter to provide support to existing communities to enable them to access the economic opportunities arising from the accommodation needs of the NNB workforce. The promoter should prepare a Community Support Strategy that seeks to:

- Provide training and advice both to existing and prospective landlords wishing to provide worker accommodation (including in respect of lodging accommodation); and
- Support the establishment of a Housing Advice Service including the provision of a housing/accommodation officer as the first point of contact for construction workers, existing and prospective landlords. The service would collate a register of available accommodation and monitor the distribution of workers across the Island.

Tourism Accommodation

- 4.4.9 A substantial and varied accommodation base is essential if Anglesey is to meet the increasing demands of visitors and further develop the growing tourism market. Local planning policy set out in the Ynys Môn Local Plan and the emerging JLDP recognises the importance of visitor accommodation to the Island's tourism offer and supports the retention of existing, and the provision of new, high quality tourist accommodation.
- 4.4.10 Research undertaken in 2011 to update the County Council's knowledge on the accommodation sector¹⁹ demonstrated that a total of 34,242 possible bed spaces exist on Anglesey within both serviced and on a self-catering / caravan camping basis (based on the Visit Wales methodology). A total of 75% of accommodation providers indicated that they would have an interest in accommodating NNB construction workers.
- 4.4.11 The County Council expects that one third of construction worker accommodation would be provided within the tourism sector unless, as set out in **GP10**, any future revision to the [Wylfa NNB Construction Workers Accommodation Position Statement](#) demonstrates that a different mix would be more suitable. This has the potential to support the Island's tourism economy particularly at times outside of the main holiday season and new accommodation provision could, if appropriately designed and located, provide a legacy use as tourism accommodation, improving the tourism offer of the Island. However, it is important to ensure that the take-up of accommodation by construction workers does not generate adverse impacts upon the tourism sector by reducing the Island's accommodation offer to visitors.

GP 12 Tourism Accommodation

When accommodating one third of the construction workforce within the tourist accommodation sector, the County Council will expect the Wylfa NNB project promoter to ensure that there are no significant adverse effects upon that sector. This can be achieved through the following measures:

- The preparation of an assessment of the impacts arising from the accommodation needs of the construction workforce upon the tourism sector, including tourism accommodation providers; and
- If significant adverse effects are identified, the implementation of mitigation measures, as set out in a Tourism Accommodation Strategy, which could include the provision of additional accommodation, the seasonal rather than year-round use of tourism accommodation and the appropriate distribution of construction workers within the tourism accommodation sector so as to prevent over concentration.

¹⁹ Isle of Anglesey County Council (2012) *Bedstock Survey 2011*.

GP 12 Tourism Accommodation

Where new accommodation is provided, this should be well designed and sustainably located. In accordance with **GPI0**, the County Council will consider, in particular:

- The appearance and the quality of materials used in new accommodation;
- The landscape or townscape character of the site and its surroundings;
- Impacts on the Island's built and natural environment including designated nature conservation sites (or their interest features);
- The provision of appropriate services and facilities;
- The potential to re-use redundant buildings; and
- Impacts on amenity, social cohesion and Welsh language and culture.

Accommodation should be located so as to ensure ease of access by sustainable means of travel to relevant tourism facilities and attractions, community services and facilities and the main NNB site.

Reflecting policy contained in the Ynys Môn Local Plan, there will be a presumption against the development of new, or extension of existing, caravan sites to accommodate construction workers, unless there would be a proven benefit for the Island's visitor economy.

4.5 Welsh Language and Culture

4.5.1 The County Council recognises that the Welsh language, culture and heritage are integral elements of the social fabric of the Island's communities and are central to many people's sense of identity. The 2011 Census showed that approximately 57.2% of people in Anglesey speak Welsh which is substantially greater than the average across Wales (19%).

4.5.2 One of the core objectives of the Isle of Anglesey Single Integrated Plan (2013) is to ensure that Anglesey is a place where the Welsh language and culture is flourishing. However, the number of Welsh speakers in Anglesey has decreased since the 2001 Census by 2.9%, a rate of decline greater than the national average (1.7%). The proportion of Welsh speakers also varies within Anglesey with the highest proportions found in the more rural central areas of the Island.



4.5.3 An influx of workers and their families during the construction and, to a lesser extent, operation of the Wylfa NNB Project has the potential to significantly affect Welsh culture and linguistic balance in the Island's communities. [TAN 20: Planning and the Welsh Language](#) (2013) states that where the use of the Welsh language is a significant part of the social fabric of some or all of a community, the needs and interests of the Welsh language should be taken into account.

4.5.4 At paras 4.1.2 and 4.2.1, TAN 20 stipulates that planning applications should not be subject to Welsh Language Impact Assessment as this would duplicate the assessment undertaken as part of the LDP preparation process. However, in the case of the Isle of Anglesey the JLDP has not yet been adopted whilst NPS EN-1, NPS EN-6 and the current Development Plan were not subject to Welsh Language Impact Assessment. Furthermore, the County Council considers that the importance of Welsh language to the Island's identity and the scale of the Wylfa NNB Project is an exceptional circumstance that warrants more detailed consideration of linguistic impacts by the Wylfa NNB project promoter both in respect of DCO and associated development applications.

4.5.5 [Supplementary Planning Guidance: Planning and the Welsh Language](#) (2007) requires that for specific development proposals not formally allocated in the Development Plan, a Language Statement is submitted with all applications (with the exception of householder and other minor applications). The SPG also sets out the development thresholds for applications that require a more detailed Language Impact Assessment.

GP 13 Maintaining and Strengthening Welsh Language and Culture

The County Council considers it essential that the Wylfa NNB Project maintains and, where possible, strengthens Welsh language and culture as an important part of the Island's social fabric and community identity. It is the County Council's view that a detailed assessment of linguistic (including cumulative) impacts should be submitted by the project promoter with the DCO application and that this assessment considers fully the important linkages between Welsh language and culture and the future of the Island's communities, economic development and service provision.

The County Council will also expect a Welsh Language Statement (including a report of pre-application consultation with the Welsh Language Commissioner) to be submitted with all relevant associated development applications and a more detailed Welsh Language Impact Assessment with larger proposals, in accordance with the thresholds set out in Supplementary Planning Guidance: Planning and the Welsh Language (2007).

Pro-active measures agreed between the project promoter and the County Council should be implemented to mitigate potential adverse impacts on, and strengthen, Welsh language and culture. These measures, which should be set out in a Welsh Language Strategy developed by the project promoter, could include:

- The establishment of a labour market for Welsh speakers and local labour contracts;
- Marketing to attract skilled Welsh speaking former residents back to Anglesey;
- Establishment of new, and support to existing, Welsh language centres;
- Language induction and lessons for construction and operational workers and their families;
- Support for the provision of school places in Welsh medium schools;
- Development of Welsh learning actions plans for non-Welsh speaking members of the NNB workforce;
- Cultural and language initiatives/projects to encourage the use of the Welsh language within communities;
- Measures and agreed targets related to the use of the Welsh language in the workplace;
- The provision of community services and facilities (including youth services) in the medium of the Welsh language;
- The provision of affordable housing to meet local needs (see **GPI0**);
- Language and cultural awareness initiatives; and
- Provision of bilingual signs.

All planning applications for associated development will be expected to demonstrate how the Welsh Language Strategy will be delivered by the proposed development.

4.6 Transport

- 4.6.1 The construction of a new nuclear power station is a major engineering undertaking that will take several years to complete and for which there are high demands in terms of worker numbers and construction materials, goods, plant and equipment.
- 4.6.2 Preliminary estimates suggest that in excess of one million tonnes of concrete making materials may be required to construct the NNB at Wylfa and that at peak times during the construction period over 5,000 workers may be needed on-site. The construction phase of the project could extend over a period of approximately 10 years. In addition, over 200 Abnormal Indivisible Loads (AIL) movements may be required to deliver specific large components to the site and these movements may be concentrated over a relatively short time period, possibly around 12 months.
- 4.6.3 The County Council recognises the significant potential for congestion on parts of the existing road network in the event that a large proportion of construction related deliveries and worker transportation occur by road. For example, if delivery of concrete making materials by road was to occur, over 50,000 HGV movements could be required. In addition, the intense nature of power station construction is likely to require extended working hours on-site and a two or three shift work pattern may be necessary. Thus in addition to road network congestion, the potential exists for increased noise, poorer air quality, increased severance and reduced highway safety which could have an adverse impact on the quality of life of Anglesey residents, particularly those living in close proximity to the road routes serving the main NNB site.
- 4.6.4 At the global and European level it is recognised that transportation is a major source of greenhouse gas emissions and strategic planning will be required to ensure the delivery of emissions reduction as defined by the Kyoto Protocol and the European Commission White Paper of 2011. The primary means of emissions reduction are likely to include modal shift from road to rail and waterborne transport modes and the reduction of the conventionally powered car and bus fleets in towns and cities.
- 4.6.5 There is recognition that the existing road network requires ongoing management and improvement in Wales including at key locations on the A55 which forms the main arterial route (Euroroute 22) connecting Anglesey and the North Wales region to the national motorway network and major conurbations to the east. With the exception of the A55, all roads on Anglesey are maintained by County Council as the highways authority.
- 4.6.6 The principal road routes which are likely to be used to access the main NNB site are the A5, A55 and A5025. The main existing road congestion issues relate to the two bridges which provide access to the Island across the Menai Straits (A55

Britannia Bridge and A5 Menai Bridge) both of which are single carriageway, operate at close to existing capacity in the peak hours and experience the highest traffic volumes during the summer holiday season.

4.6.7 Studies have identified the potential for constraints to exist locally on the network. These constraints may require highway improvements to be implemented, most notably along the A5025 and at certain key junctions, for example at the A55 Junction 3 (A55/A5 junction) and Junction 1 of the A55 at Holyhead where enhancements to existing highway arrangements are required to deal with congestion associated with port traffic at peak periods.

4.6.8 The use of transport modes other than road would be preferred on national, regional and local policy grounds. Feasibility studies undertaken by the County Council and project promoter²⁰ have identified that the North Wales main railway line does have capacity for the delivery of bulk construction materials onto Anglesey as far as



Holyhead and in particular, to the former Anglesey Aluminium site. The Port of Holyhead does not have the existing capacity to handle such materials due to existing operational requirements and the limited area available for materials stockpiling. Similarly for AILs, the existing port facilities are not ideal but opportunities do exist for enhancement of existing infrastructure to maximise the use of the Port for the importation of construction goods. Further, any approach involving the movement of materials by sea must take account of the importance of the Irish Sea crossing and associated road vehicle movements across the Island, which are an essential component of the Island's tourism infrastructure.

4.6.9 Both existing rail and port infrastructure present constraints as they would require transfer of materials/AILs to road for onward delivery to the main NNB site via the A5025 unless significant enhancements and additions to the existing infrastructure are made. The construction of a purpose built Marine Off-Loading Facility (MOLF) located at Wylfa and/or temporary MOLF could, however, be capable of handling both bulk construction materials and AILs.

²⁰See Halcrow (2010) *The Heavy Route and MOLF Strategy Study, May 2010* and its review on behalf of the County Council by MDS Transmodal (2014) *Review of Heavy Route and MOLF Strategy Study Commissioned by Horizon Nuclear Power*.

- 4.6.10 The number of trips along the County road network to the main NNB site could be reduced by establishing a Corporate Hub. Workers, visitors and sub-contractors who do not need to attend the site itself could, for example, conduct meetings and training sessions within the Corporate Hub which could also be combined with a Park and Ride facility to allow onward travel to the main NNB site by bus.
- 4.6.11 The County Council expects that the transportation issues associated with NNB construction and operation will be fully assessed once the profile of materials, plant, equipment and workers required to deliver the construction of the Wylfa NNB Project is known with sufficient certainty to enable effective decision making. In developing its transport strategy, the project promoter should take full account of the [Transport Position Statement for Wylfa New Nuclear Power Station \(2011\)](#), which sets out the County Council's preferred approach to managing the movement of freight and people to and from the main NNB site. Consideration should also be given to other development proposals on the Island and relevant plans and programmes prepared by the County Council including the Highways Asset Management Plan, Cycle Strategy and Rights of Way Improvement Plan 2008-2018.

GP 14 Transport

Based upon a sufficiently robust profile of demand for construction materials, plant and equipment (including AILs), the Wylfa NNB project promoter should define a logistical approach to deliveries to the main NNB site and associated development sites which maximises the use of rail and sea (waterborne) transport modes. The use of rail and waterborne transport modes should be prioritised in accordance with national planning policy and the need for road transport minimised. The approach should be set out in a detailed Transport Plan that clearly identifies the rationale for the selected methods and how the modal splits will be achieved. The Transport Plan should clearly indicate where alignment with existing transport plans and strategy will be achieved.

The project promoter should make best use of existing infrastructure provision and enhance provision in order to deliver a legacy benefit. The County Council will also expect the project promoter to pursue opportunities to deliver co-ordinated investment in infrastructure, taking into account other major strategic investments on the Island.

In the event that any major new transport proposals are required to support the construction and operation of the Wylfa NNB Project, they should be subject to assessment using the NATA/WelTAG methodology. Any proposals should be sustainably designed and constructed and seek to conserve and, where possible, enhance the Island's built and natural environment including through prioritising the use of suitable brownfield land. The County Council will expect proposals to be in place prior to the commencement of activities that would otherwise lead to negative effects. The proposals should also deliver a post build legacy benefit for the Island's communities and economy.

Where the use of road transport is required, the project promoter should assess potential impacts on the highway infrastructure (both alone and in combination with other proposals) and ensure that highway improvements are provided where appropriate to minimise congestion, ensure safety and minimise environmental impacts associated with noise, air

GP 14 Transport

quality and severance.

The project promoter will be expected to prepare Green Travel Plans for both development at the main NNB site and associated developments. Long distance travel by car to the main NNB site should be minimised and it is expected that thorough consideration will be given by the project promoter to the requirement for, and locations of, facilities including Park and Ride, Park and Share, freight consolidation and a Corporate Hub to minimise the volume of road traffic that will utilise parts of the road network where congestion and/or environmental impacts may occur. A Traffic Management Plan will be required which sets out how adverse impacts on key parts of the network will be mitigated (including, but not necessarily limited to, the A55, A5 and A5025).

Through appropriate travel planning, the project promoter should identify how the maximisation of sustainable transport access to the NNB and associated development sites will be achieved. Measures to be considered include:

- The strategic location of worker accommodation to minimise the need for worker travel by private car;
- Restriction on the number of car parking spaces at the main NNB site;
- Encouragement of walking and cycling opportunities including provision of new, and enhancement of existing, pedestrian and cycle paths in line with existing strategies where appropriate; and
- Improvement to public transport services, particularly bus and rail provision.

4.7 Utilities

- 4.7.1 Utilities provision is vital to the delivery of the Wylfa NNB Project in a number of ways. First, there will be utilities (such as water supply infrastructure) that are fundamental to the construction and operation of the new nuclear power station as well as associated development sites such as construction worker accommodation. Second, the creation of new employment and an influx of construction and operational workers will generate increased demand on utilities including water supply, waste water treatment, electricity, gas and telecommunications that may not be met by existing provision. Importantly, the investment in utilities infrastructure generated by the Wylfa NNB Project can also benefit local communities, the environment and economy delivering a lasting legacy benefit for the Island.
- 4.7.2 NPS EN-6 (at para. 3.15.2) requires applicants to demonstrate that proposals would not have an adverse impact on significant infrastructure. Strategic Policy PS20: Community Infrastructure of the JLDP Preferred Strategy also stipulates that appropriate physical (including utility) infrastructure should be provided in a timely manner where it is required by new development. The County Council will therefore expect the project promoter to demonstrate that both the NNB and associated developments would not adversely affect existing utilities provision on the Island and that works required to enhance existing capacity to accommodate the Wylfa NNB Project will be undertaken in a timely manner.
- 4.7.3 Careful consideration will need to be given to water supply and use. Welsh Water's [Water Resources Management Plan](#) (2014) identifies that the Island would be in water supply/demand deficit in 2023/24 but that this deficit could be greater and occur earlier as a result of the operation of the nuclear power station. A Water Cycle Study²¹ prepared in support of this SPG has highlighted that the additional demand during construction including from construction workers could also place substantial pressure on water supplies and that additional measures to enhance water supply capacity beyond those identified in the Water Resources Management Plan could be required. Additionally, there may be a need for the upsizing of the sewerage network system in some locations and enhancement to wastewater treatment infrastructure, subject to the distribution of construction workers.
- 4.7.4 New development related to the Wylfa NNB Project could have an immediate impact on the existing electrical infrastructure in some locations. In particular, the County Council is aware of capacity constraints in Holyhead, Llangefni, Gaerwen, the Llanfairpwll/Menai Bridge area and Amlwch.
- 4.7.5 Connection to the main gas distribution line may be required at some development sites.

²¹ AMEC (2014) *Outline Water Cycle Study*.

- 4.7.6 New development related to the Wylfa NNB Project could have an impact on the existing telecommunications infrastructure network in some locations.
- 4.7.7 Where possible, the project promoter, in liaison with utilities providers, should identify opportunities for any investment in infrastructure required to support the Wylfa NNB Project (for example, telecommunications) to deliver wider, lasting community benefits.

GP 15 Utilities Provision

The Wylfa NNB project promoter should demonstrate, in liaison with key service providers and informed by a robust assessment of supply and demand, that utilities infrastructure (water supply (including private water supply), waste water treatment, electricity, gas and telecommunications)) would not be adversely affected by disruption or increased demand arising from the construction and operation of the NNB or associated developments.

Where the upgrade of existing, or provision of new, utilities infrastructure is required to address identified project related effects, this should be agreed with the relevant service provider and delivered in a timely manner to ensure that the project is executed to programme and that there would be no intermediate adverse impacts on existing provision, the environment or ecosystem services²². The County Council will also expect the project promoter to explore opportunities to deliver co-ordinated investment in utilities provision, taking into account other major strategic investments on the Island.

Careful consideration will need to be given to water supply and wastewater treatment infrastructure on the Island and the project promoter should undertake early discussions with Welsh Water to assess the potential impacts of NNB and associated developments on water resources.

The County Council will support proposals that enhance utilities provision on the Island for the benefit of its communities, economy and environment, subject to other guidance contained in this SPG, policies in the Development Plan and Stopped UDP, national planning policy and the emerging JLDP.

²² Ecosystem services are defined by Defra as services provided by the natural environment that benefit people. These benefits include: resources for basic survival, such as clean air and water; a contribution to good physical and mental health, for example through access to green spaces, both urban and rural, and genetic resources for medicines; protection from hazards, through the regulation of our climate and water cycle; support for a strong and healthy economy, through raw materials for industry and agriculture, or through tourism and recreation; and social, cultural and educational benefits, and wellbeing and inspiration from interaction with nature. For further information, see <https://www.gov.uk/ecosystems-services>.

4.8 Waste

Sustainable Waste Management

- 4.8.1 National, regional and local planning policy and other plans and programmes at the European, national, regional and local level focus on the need to ensure that waste is managed in accordance with the waste hierarchy and proximity principle. Specifically, the Wylfa NNB Project should support the delivery of [Towards Zero Waste](#), the overarching waste strategy for Wales, and its supporting sector plans, the overall aim of which is to produce no residual waste by 2050.
- 4.8.2 There is a need to ensure that adequate and appropriately sited/located facilities are in place to manage waste arisings from the construction and operation of the Wylfa NNB Project, including any associated developments.
- 4.8.3 Waste management related to the Wylfa NNB Project can be split into four discrete categories: municipal (i.e. from households), commercial and industrial, construction and demolition and nuclear (radioactive). As the Waste Collection and Disposal Authority, the County Council has a statutory duty to collect household waste from all domestic properties on the Island, which will also encompass the domestic waste associated with the construction and operational workforce for the project.
- 4.8.4 Assuming that additional households will generate a similar amount of waste to the existing households on Anglesey, it is expected that this will lead to an increase of around 6% in waste arisings during the construction period and an increase of around 1.2% over the longer term²³.
- 4.8.5 With regard to both commercial and industrial and construction and demolition wastes, the County Council does not have a statutory duty to provide facilities to deal with these waste types; it is the responsibility of the organisation generating the waste to ensure that it is disposed of or re-used/recycled in an appropriate and safe manner. There would appear to be good competition and capacity for the treatment and disposal of commercial waste (i.e. commercial and industrial as well as



²³ AMEC (2014) *Waste Management Review - Prepared in Support of the New Nuclear Build at Wylfa: Supplementary Planning Guidance*.

construction, demolition and excavation wastes), albeit that the disposal of non-recyclable arisings is likely to require facilities located off the Island.

GP 16 Managing Waste Sustainably

The Wylfa NNB project promoter, in liaison with the County Council, should ensure that sustainable waste management principles are incorporated into the construction and operation of the Wylfa NNB Project. In line with national requirements, a Site Waste Management Plan must be provided for all sites to promote the sustainable management of waste in accordance with the waste hierarchy and reduce the transportation of waste during construction and operation. This should be in place prior to construction works commencing and conform to best practice guidance.

The project promoter should (in liaison with the County Council and service providers) ensure the timely provision of any waste management infrastructure required to support the construction and operation of the main NNB site and associated developments. A collection optimisation review should look at any changes in the distribution of population clusters and the degree to which this puts stress on the collection and disposal systems. Wherever possible, waste materials should be re-used on site.

The County Council will expect the project promoter to demonstrate that the waste management activities associated with the Wylfa NNB Project, either alone or in combination with other proposals, will not adversely affect the environment or human health.

Nuclear Waste Storage

- 4.8.6 The UK Government's approach to nuclear waste disposal is that geological disposal will be preceded by safe and secure interim storage. NPS EN-6 (at para. 2.11.3) states that having considered the issue of radioactive waste, the Government is satisfied that effective arrangements will exist to manage and dispose of the waste that will be produced from new nuclear power stations and that the Planning Inspectorate should not consider this further. However, proposals for waste management facilities (such as interim storage) that either form part of the development of a NNB or constitute associated development should be considered and the County Council therefore considers it essential that appropriate guidance is provided in this SPG in respect of interim waste storage facilities.
- 4.8.7 The proposals for the NNB at Wylfa are likely to include some interim storage facilities for the management and storage of high level radioactive waste. In this respect, Strategic Policy PS7: Nuclear Related Development of the JLDP Preferred Strategy sets out:
- “Any proposal (outside a DCO) to treat, store or dispose of Very Low level, Low Level or Intermediate Level Waste or to treat or to store spent fuel arising from the existing nuclear power station or any future nuclear development in an existing or proposed facility on or off the nuclear site would need to:*
- a. Be strongly justified;*
 - b. Demonstrate that the planning impacts are acceptable; and*
 - c. Demonstrate that the environmental, social and economic benefits outweigh any negative impacts.”*
- 4.8.8 The County Council will therefore expect the project promoter to demonstrate that proposals for interim waste storage are fully justified and will not have adverse impacts on local communities, especially as there are often negative perceptions associated with nuclear waste storage facilities and uncertainty around the timescale of the required storage.

GP 17 Nuclear Waste Storage Facilities

The County Council will consider proposals relating to the interim storage of nuclear waste on their individual merits. They should be fully justified, taking into account reasonable alternatives. When developing such proposals, the Wylfa NNB project promoter should ensure that any potentially adverse socio-economic and environmental impacts associated with the construction and operation of nuclear waste storage facilities are mitigated. More specifically, the County Council expects the project promoter to:

- Identify and assess the potential effects of nuclear waste storage including radiological risks;

GP 17 Nuclear Waste Storage Facilities

- Fully engage with the Island's communities and other key stakeholders in developing proposals for nuclear waste storage;
- Implement mitigation and/or compensation measures agreed with the County Council, where the potential for adverse impacts on local communities, the economy or the environment are identified;
- Set out appropriate measures for the decommissioning and site restoration of interim waste storage facilities if this will take place within a timescale that is understood at the time the DCO or associated development applications are made;
- Where the timescale for decommissioning is unknown, provide a commitment (at the time an application is made) to supply the details of the measures for decommissioning and site restoration at a time agreed in discussion between the relevant parties.

4.9 Climate Change

Climate Change Mitigation

4.9.1 Climate change is a key policy consideration, with increasing influence in frameworks and national targets. The Welsh Government²⁴ has committed Wales to reducing greenhouse gas emissions by 3% year on year, in addition to a 40% reduction by 2020 (against a 1990 baseline). Wales must also support the UK



targets of reducing greenhouse gas emissions by 80% by 2050 and for 30% of electricity generation to be from renewable sources by 2020.

4.9.2 As energy generation is a key source of greenhouse gas emissions, low carbon energy can help meet national greenhouse gas emission targets and mitigate climate change. Low carbon energy generation is supported by national (UK) planning policy including NPS EN-1, which highlights the importance of large scale deployment of renewables, new nuclear capacity and carbon capture and storage, as well as Planning Policy Wales and the emerging JLDP.

4.9.3 Although the UK Government defines nuclear power generation as a low carbon energy source, there would be potentially significant greenhouse gas emissions associated with the construction phase of the development which would contribute to climate change. Associated greenhouse gas emissions would include embedded carbon in goods and materials, as well as emissions from the transport of materials and personnel to and from the main NNB site. Sustainable design and re-use of materials can help reduce these greenhouse gas emissions. NPS EN-1 advises that sustainability is an important aspect in developments, which should be “*efficient in the use of natural resources and energy used in construction and operation*”. Due to the embedded carbon in building materials, transport emissions and energy use associated with construction and demolition activities, permanent rather than temporary structures are also viewed as more sustainable.

4.9.4 The recent Gwynedd and Anglesey Joint Planning Policy Unit [Renewable Energy Capacity Assessment for Anglesey](#) (2013) identifies substantial further capacity for renewable energy on Anglesey, with tidal power having the greatest potential.

²⁴As set out in ‘One Wales: One Planet: The Sustainable Development Scheme of the Welsh Assembly Government’ (Welsh Government, 2009).

Onshore wind (including micro-scale wind) and microgeneration (solar photovoltaic, solar thermal etc) also have credible viability. There is, therefore, likely to be scope for the inclusion of renewable energy generation as part of the Wylfa NNB Project, either at the main NNB site and/or as part of associated developments.

- 4.9.5 There are further significant opportunities to act on climate change as part of the Wylfa NNB Project including the promotion of low carbon travel (for example, reducing vehicle use and the use of ecofriendly vehicles) and supporting energy efficiency and reducing energy demand. These all have key roles in mitigating climate change and meeting targets.

GP 18 Mitigating Climate Change

The Wylfa NNB project promoter should seek to minimise the contribution of the NNB Project to climate change including through the preparation and implementation of a Carbon Management Plan.

Proposals should incorporate measures to enhance sustainable design and construction including:

- The re-use of buildings and materials, including at the existing Magnox nuclear power station;
- The use of sustainably sourced construction materials with low embedded carbon;
- Incorporation of energy efficiency measures in the layout and design of new buildings;
- Retrofitting of existing buildings to enhance energy efficiency, where appropriate;
- Facilities which encourage the re-use and recycling of wastes; and
- The use of water efficient products and design.

In order to reduce greenhouse gas emissions associated with energy use, proposals should incorporate on-site renewable energy provision where viable (or, where not viable, contributions to reduce emissions off-site will be expected).

Proposals should seek to enhance sustainable travel in order to reduce associated greenhouse emissions (see **GPI 4**).

All planning applications for associated development will be expected to demonstrate how the Carbon Management Plan will be delivered by the proposed development.

Climate Change Adaptation

- 4.9.6 The Wylfa NNB Project is also faced by threats from climate change, particularly flood risk and damage to infrastructure from rising sea levels, coastal change, temperature rises and changing rainfall patterns. The northern side of the Island, where the proposed main NNB site is located, is identified as having limited flood risk compared to the other parts of the coast. There are flood defences on the western frontage and current coastal flood risk to the local area is predominantly from waves overtopping the defended section. NPS EN-6 Volume II includes advice from the Environment Agency regarding flood risk at the Wylfa site, specifying that it *'could be protected against flood risk throughout its operational lifetime'* due to the cliff top location. The more recent [West of Wales Shoreline Management Plan 2](#) (SMP2) (2012) states that the risk of overtopping the existing flood defences will increase with sea level rise. The plan recommends that existing defences will require monitoring in the future, but that the defences are unlikely to fail over the 100 year period of the [North West Wales Catchment Flood Management Plan](#) (CFMP) (2009).
- 4.9.7 Whilst flood risk at the main NNB site is considered to be limited, the CFMP highlights that there is currently localised river flooding across Anglesey, with severe tidally-influenced flooding in some areas. Additionally, there is evidence of surface water and sewer flooding on the Island. On Anglesey, there are some 1,000-2,500 properties identified with 'significant' likelihood of flooding (defined as more than a 1 in 75 (1.3%) annual chance of flooding)), which is forecast to rise across the next century due to the effects of climate change (unless preventative action is taken).
- 4.9.8 In accordance with NPS EN-6, the main NNB site must be resilient to climate change. Climate change adaptation is also a key consideration for associated developments. Planning Policy Wales, [TAN15: Development and Flood Risk](#), Development Plan and Stopped UDP policy and the emerging JLDP seek to locate development away from flood risk areas and ensure that new development is able to withstand the effects of climate change.
- 4.9.9 Alongside location, layout and design measures, there are expected to be opportunities for the project promoter to contribute to flood risk infrastructure proposals, either at the main NNB site or elsewhere on the Island. This may include monitoring and potential raising of 2km of flood defences along the north coast of Anglesey (as detailed in SMP2); actions to prevent flooding of towns, villages and transport infrastructure; management of local surface and sewer flooding; or involvement in potential flood warning schemes.

GP 19 Adapting to Climate Change

The Wylfa NNB project promoter should minimise the impacts of climate change on the NNB and associated developments through the incorporation of appropriate design, layout and building methods that will withstand the effects of climate change, such as rising temperatures and more extreme weather events. This should include the implementation of Sustainable Drainage Systems to manage surface water and reduce flood risk.

To increase resilience, vulnerable associated developments including construction worker accommodation should be located away from flood risk areas. Where essential development is located in areas of flood risk, it should be designed so as to remain operational when flooding occurs and compensatory flood storage should be provided. Such proposals should also be accompanied by flood warning and evacuation plans.

The County Council will expect the project promoter to contribute towards enhanced/new flood risk management infrastructure and solutions where they are required to safeguard NNB Project proposals from the long term effects of climate change. Any proposals must also align with other relevant strategies for climate change adaptation and reduction in flood risk including the West of Wales Shoreline Management Plan 2 and be informed by consultation with relevant bodies including the County Council, Natural Resources Wales and the Marine Management Organisation.

4.10 Natural Environment

Biodiversity, Geodiversity and Landscape

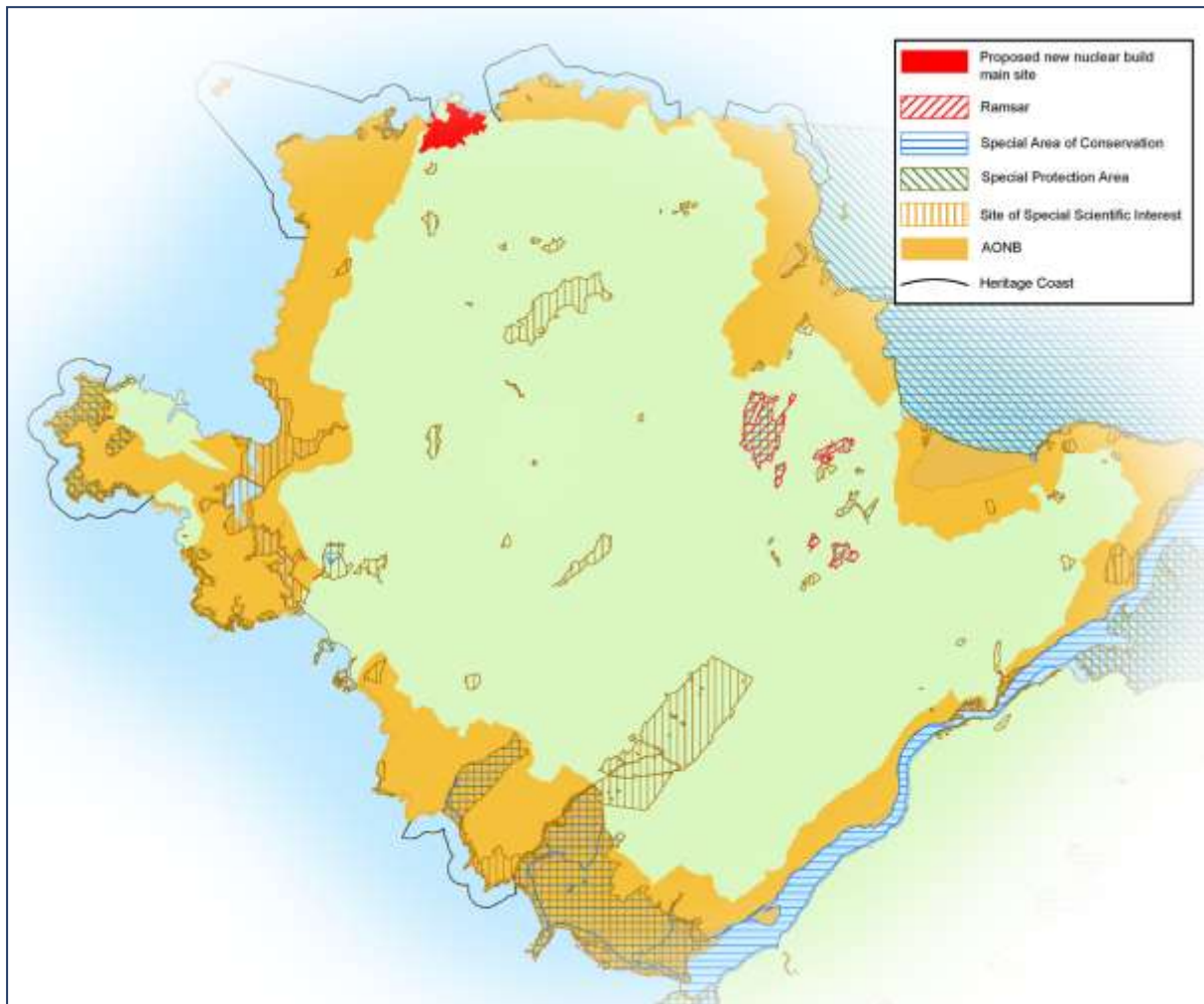
4.10.1 The Isle of Anglesey has a rich and varied natural environment across its terrestrial, marine and coastal areas. Almost the entire coastline of Anglesey is designated as an Area of Outstanding Natural Beauty (AONB) due to the variety of fine coastal landscapes, coinciding with stretches of Heritage Coast. Parts of the AONB lie within the proposed main NNB site whilst the Heritage Coast is in close proximity.



4.10.2 The Island contains important biodiversity and geodiversity assets, as demonstrated by the presence of a large number of European and nationally designated sites. Sites of European importance are designated to conserve natural habitats and species of wildlife which are rare, endangered or vulnerable in the European Community. In the UK, these form part of the 'Natura 2000' network of sites protected under the EC Habitats Directive (1992). European sites across the Island include eight Special Areas of Conservation (SACs), three Special Protection Areas (SPAs) and one Ramsar. The proposed main NNB site is located near two European designated sites; Cemlyn Bay SAC and the Ynys Feurig, the Skerries and Cemlyn Bay SPA. The Ynys Feurig, Cemlyn Bay and The Skerries SPA comprises three separate areas of importance for four species of breeding terns. Tre'r Gof Site of Special Scientific Interest (SSSI), a rich-fen wetland habitat vulnerable to changes to water quality or quantity, is also located within the NNB site boundary.

4.10.3 The Isle of Anglesey is a UNESCO endorsed geopark, named GeoMôn. A Geopark is a territory with a geological heritage of European significance and a sustainable development strategy with a strong management structure. It aims to protect geodiversity, promote geological heritage to the general public and support sustainable economic development of Geopark territories, primarily through the development of geological tourism.

4.10.4 European and nationally designated sites on Anglesey are shown in **Figure 4.2**.

Figure 4.2 European and National Designations on Anglesey

- 4.10.5 National and local planning policy as well as other plans and programmes at the European, national and local level focus on the established principle of protection for the natural environment. There is also a clear recognition of the inter-relationship between environmental protection and enhancement and other key issues such as climate change, health, recreation, tourism and economic development. This is reflected in the Welsh Government's proposed future approach to the management of the natural environment as set out in the '[Sustaining a Living Wales](#)' Green Paper (2012). This focuses on the adoption of an ecosystem approach, with policies addressing natural resource management in an integrated and consistent way.
- 4.10.6 The natural environment is a key consideration for the NNB at Wylfa and associated developments. The Wylfa NNB Project has the potential to both affect, and be affected by, environmental conditions on Anglesey either alone or in combination with other major development proposals including, for example, electricity transmission infrastructure. The County Council will seek to ensure that any potentially adverse impacts on the Island's natural environment are avoided or,

where this is not possible, mitigated or compensated. The County Council also expects the project promoter to seek opportunities to enhance the Island's habitats, biodiversity and landscapes aligned with the actions contained in other relevant plans and programmes such as 'Working for the Wealth of Wildlife: Anglesey's Local Biodiversity Action Plan', the '[Môn Menai Coastal Action Plan](#)' (2008) and '[Anglesey AONB Management Plan](#)' (2011) in order to ensure an integrated approach to the management of the Island's natural environment.

GP 20 Conserving and Enhancing the Natural Environment

The Wylfa NNB project promoter should seek to ensure that the Island's unique and distinctive natural environment is conserved and, where possible, enhanced. In particular, the County Council expects the project promoter to demonstrate that the Wylfa NNB Project, either alone or in combination with other proposals such as electricity transmission infrastructure, would not have significant adverse impacts on:

- The integrity of Natura 2000 sites such as Cemlyn Bay Special Area of Conservation and the Ynys Feurig, the Skerries and Cemlyn Bay Special Protection Areas;
- The condition of Sites of Special Scientific Interest;
- Species protected by European and/or national legislation;
- Key habitats and species, including those identified in the Anglesey Local Biodiversity Action Plan;
- The ecological functionality of nature conservation sites and their connectivity with the wider landscape;
- Regionally Important Geological and Geomorphological Sites and the Geopark status of parts of Anglesey;
- Important landscapes including the Anglesey Area of Outstanding Natural Beauty and Heritage Coast;
- Local landscape character with reference to Special Landscape Areas and Landscape Character Areas;
- Seascape with reference to Seascape Character Areas; and
- The Wales Coast Path.

Where adverse impacts cannot be avoided, the County Council expects appropriate mitigation and/or compensation measures to be implemented. These measures should take into account guidance and actions contained in relevant existing and emerging plans and programmes and should be agreed with the County Council, Natural Resources Wales and other bodies as appropriate. Possible mitigation and compensation measures may include:

- Minimising disturbance during the construction or operation of the main NNB site and associated developments, taking into account best practice;
- Minimising the area of land required to facilitate construction;
- Maximising the use of previously developed land and minimising the loss of the

GP 20 Conserving and Enhancing the Natural Environment

best and most versatile agricultural land;

- Remediation of contaminated land;
- The adoption of high quality design principles;
- Minimising the release of potentially polluting substances to air, water or land including through the adoption of Environmental Management Plans;
- Restoration of habitats following the completion of construction works;
- On or off-site habitat creation or enhancement to compensate for temporary or residual effects arising from the Wylfa NNB Project; and
- Landscaping schemes and provision of green space.

Wherever possible, the County Council will expect the project promoter to explore opportunities to enhance the Island's natural environment and ecosystem services including through the provision of green and blue networks or infrastructure.

The Water Environment

- 4.10.7 The Environment Agency's [River Basin Management Plan for the Western Wales River Basin District](#) (2009) notes that 26% of the Island's rivers and lakes are of good ecological and chemical status overall. There are a number of river stretches where the quality of water needs to be significantly improved and there are several challenges to surface water quality including: diffuse pollution from agricultural activities; diffuse pollution from historical mines; physical modification of water bodies; point source pollution from water industry sewage works; and acidification. The overall standard of bathing water around the Anglesey coastline, meanwhile, is improving. In total, 73% of beaches achieved guideline standards in 2008 compared to 33% in 1992. However, the compliance monitoring of non-EC identified bathing waters has recorded a high rate of failure.
- 4.10.8 The Welsh Government has defined a policy of Integrated Coastal Zone Management which encourages all organisations with an interest in the coastline of Wales to work together to formulate policies and plans that will lead to vibrant, economically successful and sustainable communities around the coastline of Wales. Shoreline Management Plans (SMPs) provide key information to inform the statutory planning process.
- 4.10.9 The Wylfa NNB Project has the potential to affect the Island's river and coastal water quality, habitats and geomorphology during construction (for example, due to surface water runoff from construction sites or increased wastewater associated with an influx of construction workers) and operation (for example, due to discharges of cooling water to the sea). The project will also place increased demand on water supplies which can affect water quality, particularly given forecast future water supply demand deficit in the area. The project promoter should therefore demonstrate that the construction and operation of the NNB and associated developments would not adversely affect water quality, working in partnership with those bodies involved in the management of water resources and coastal communities.

GP 21 Conserving the Water Environment

The Wylfa NNB project promoter will be expected to demonstrate that the construction and operation of the NNB and associated developments, either alone or in combination with other proposals, would not have an adverse impact on water quality, riparian habitats and aquatic species (including migratory fish populations) or commercial and recreational users.

Where the potential for adverse impacts is identified, measures should be implemented to mitigate these impacts. Such measures could include:

- Surface water runoff control from construction sites and protection of the receiving environment, including soils/water pathways through the incorporation of Sustainable Drainage Systems into the design of new developments;
- Adoption of Best Available Techniques to address impacts associated with discharges such as cooling waters from the nuclear power station;
- The implementation of Environmental Management Plans;
- Implementing water efficiency measures to reduce water demand arising from new developments; and
- Securing the provision of appropriate water supply and wastewater infrastructure to meet demand arising from the construction and operation of the main NNB site and associated developments, in accordance with **GPI5**.

Proposals should progress, where relevant, the actions of the Western Wales River Basin Management Plan (2009) and take full account of coastal change and the policies of the West of Wales Shoreline Management Plan (2012) (in accordance with **GPI9**). The project promoter will also be expected to work in partnership with Natural Resources Wales, Welsh Water and coastal communities as appropriate to support the objectives of the Integrated Coastal Zone Management Strategy for Wales (2007).

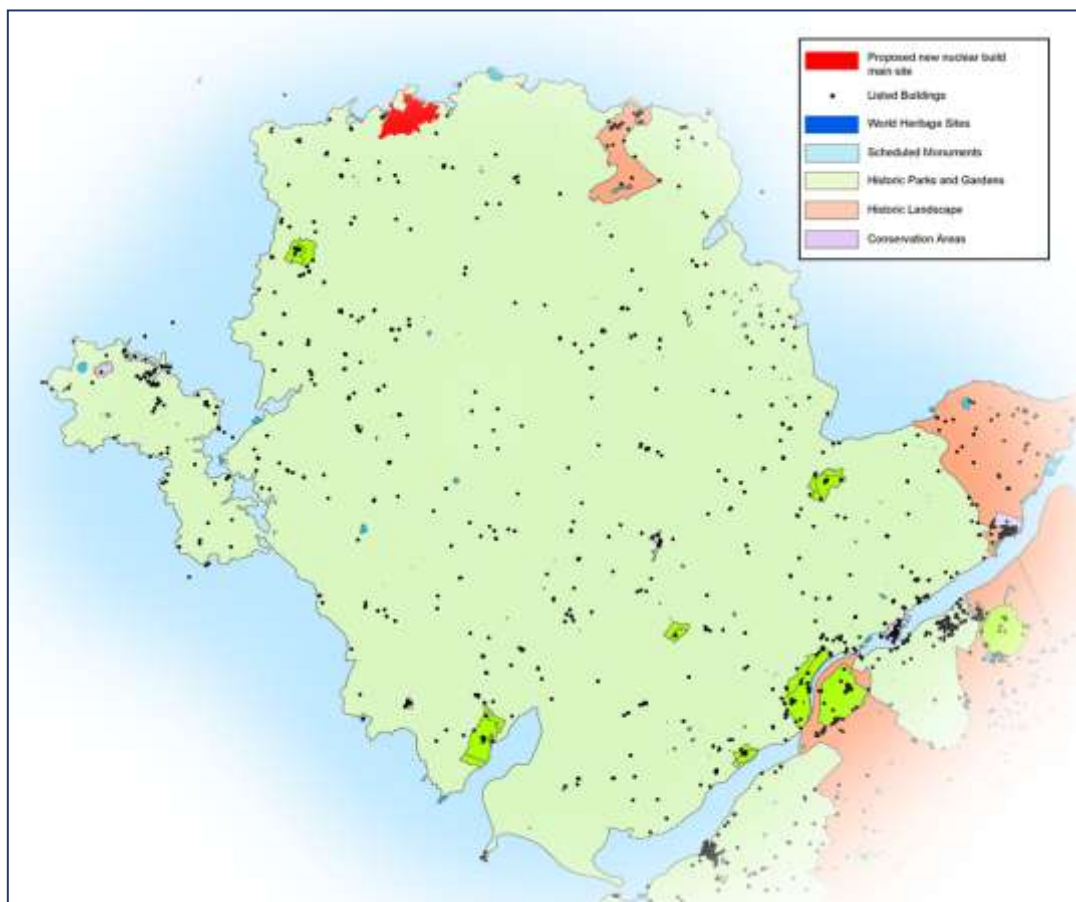
4.1 I Historic Environment

4.11.1 Anglesey has a rich heritage that includes a range of designated cultural heritage assets and sites that contribute significantly to the overall character of the cultural landscape, and importantly provide a key source of tourist interest and revenue from the visiting public. Designated cultural heritage assets on



Anglesey are shown in **Figure 4.3** and in the area of the main NNB site include the registered Cestyll Garden, which lies immediately to the west of the site boundary, the Bronze Age standing stones Scheduled Monument 1km to the south, three Grade II listed buildings in Cafnan to the west of the site, and listed buildings around Cemaes.

Figure 4.3 Anglesey's Designated Cultural Heritage Assets



- 4.11.2 In accordance with national and local planning policy, the County Council will expect the Wylfa NNB project promoter to ensure that the Island's designated and non-designated assets are conserved. There may also be opportunities to enhance assets, their settings or access to them as part of the project.

GP 22 Conserving and Enhancing the Historic Environment

The Wylfa NNB project promoter will be expected to seek to ensure that the Island's designated cultural heritage assets and their settings (including important views to and from sites/features) are conserved and enhanced. These assets include:

- Beaumaris Castle as part of The Castles and Town Walls of Edward I in Gwynedd World Heritage Site;
- Scheduled Monuments and other nationally significant archaeological remains;
- Listed Buildings;
- Registered Historic Landscapes, Parks and Gardens;
- Conservation Areas; and
- Candidate Registered Battlefields.

All of the Island's cultural heritage assets, including those that are undesignated and of regional or local significance, are recorded on the regional Historic Environment Record (HER). The dynamic nature of the archaeological resource means that new sites are constantly discovered and added to the record. The project promoter should assess the archaeological potential of areas affected by development proposals to inform a Historic Environment Strategy, in accordance with Planning Policy Wales (Chapter 6) and Welsh Office Circular 60/96.

The County Council expects that the DCO application and any associated development applications will be accompanied by an assessment of historic environment impacts (including cumulative effects), the scope of which should be agreed with the County Council in advance. A staged programme of archaeological work should be implemented to ensure that all archaeological remains impacted upon by development proposals will be subject to an appropriate level of investigation and recording. The findings of such investigations should be deposited with the regional HER and disseminated to the wider community.

The project promoter should explore opportunities, in liaison with the County Council, Cadw and other relevant bodies, to enhance the Island's cultural heritage assets including through the sympathetic renovation and re-use of buildings identified as being at risk or by improving public access to assets. Opportunities for interpretation, presentation, outreach and education should be explored on site and through liaison with local schools and museums.

4.12 Facilitating Development

Planning Obligations

- 4.12.1 The Wylfa NNB Project represents an unprecedented opportunity to deliver sustainable long-term benefits to the socio-economic fabric of the Island and the North Wales region. However, to realise the full benefit of this investment, and to ensure that any adverse impacts on the Island's unique environment and communities are avoided, appropriate mitigation and compensation measures will need to be put in place.
- 4.12.2 The County Council, in collaboration with the Welsh Government, is currently in the process of preparing a Strategic Outline Programme (SOP) to identify infrastructure improvements that will be required for the Island to fully capitalise on opportunities arising from inward investment projects linked to the energy sector. This will enable sustainable long term economic regeneration benefits to be capitalised upon.
- 4.12.3 The County Council will expect a comprehensive scheme of economic, community/social, environmental and safety measures to mitigate and compensate for any impacts of the Wylfa NNB Project and that takes account of the needs of the Island's businesses, communities and incoming workforce, its environment, heritage and culture. In accordance with the Planning Act 2008, NPS EN-1, Planning Policy Wales and associated regulations and guidance, these measures would be delivered through planning permission conditions, planning obligations and DCO requirements and development consent obligations as appropriate.
- 4.12.4 Reflecting the range of potential contributions identified in the County Council's [Planning Obligations \(Section 106 Agreements\) SPG](#) (2008) and the guidance contained in this SPG, such measures may include:
- Investment in educational facilities, development of the Energy Island Vocational Academy and local employment and training initiatives (see **GPI** and **GP2**);
 - Measures and/or contributions to offset any adverse impacts on existing businesses on the Island and inward investment (see **GP3**);
 - Destination marketing, provision of funding for tourism facilities and other measures designed to avoid, and compensate for, adverse effects on tourism including any negative visitor perceptions of the Wylfa NNB Project (see **GP5**);
 - Co-ordinated contributions towards community facilities, services and infrastructure including health care and recreational facilities to meet project and local needs and promote the quality of life of affected communities (see **GP6**, **GP8** and **GP9**);
 - Provision of adequate emergency service resources and resilience to cover the potential for increased incidents at Wylfa NNB Project sites and on the transport network (see **GP6** and **GP7**);

- Mitigation/compensation to address residual adverse impacts on health, well-being and amenity and the provision of information on health risks to local communities, visitors and businesses to address concerns associated with the construction and operation of the Wylfa NNB Project (see **GP7**);
- Specific measures to promote community cohesion, minimise crime and disorder and promote community safety, including active provision for the leisure time of workers (for example, sport and recreation), the implementation of a Community Safety Action Plan, Code of Conduct for workers, and contributions towards the CCTV network (see **GP9**);
- Measures and/or contributions to address any adverse impacts on host communities and other settlements as places to live, work and learn, including public realm improvements and contributions to meeting strategic regeneration objectives (see **GP9**);
- A holistic and co-ordinated range of **measures**, informed by a Construction Worker Accommodation Strategy, to mitigate and compensate for adverse impacts on the local housing market and tourism accommodation. This may include the provision of, and contributions towards, housing (including affordable housing), a Housing Hub and Housing/Accommodation Fund (see **GPI0, GPI1 and GPI2**);
- Mitigation of adverse impacts on Welsh language and culture through, for example, language induction and lessons for construction and operational workers (see **GPI3**);
- Provision of, and contributions towards, transport infrastructure and services to address adverse impacts on existing transport facilities arising from the Wylfa NNB Project and to maintain and enhance connectivity (see **GPI4**);
- Provision of, and contributions towards, essential infrastructure necessary to support the Wylfa NNB Project, including water supply, waste water treatment, electricity, gas, telecommunications and waste management (see **GPI5 and GPI6**);
- Measures to minimise carbon emissions and to enable local climate change mitigation and adaptation (see **GPI8 and GPI9**);
- Protection of sites of international, national and local importance for landscape, ecology, geology, archaeology and built heritage, together with a range of measures that offset, mitigate and compensate for the residual environmental harm resulting from the Wylfa NNB Project, including contributions to green infrastructure provision (see **GP20, GP21 and GP22**);
- Service level agreements to resource the County Council's involvement in the management, implementation and monitoring of mitigation (see **GP25**).

4.12.5 The County Council considers that the planning obligations for the Wylfa NNB Project in its entirety should themselves fully mitigate and compensate for the resultant impacts. The County Council will seek to agree sums for a Community

- Impact Mitigation Fund (CIMF) to mitigate and/or compensate for the impacts of the project that cannot be addressed by other means, and to administer such a Fund.
- 4.12.6 Outside and completely separate from the planning process, the County Council is also committed to securing Community Benefit Contributions (CBCs) for Anglesey's communities and citizens from all major developments on the Island, including the Wylfa NNB Project. This is to ensure that communities benefit directly from the use of their local resources and are compensated for hosting such development in the national interest. CBCs are widely recognised as a legitimate mechanism to support the long term sustainability, quality of life and well-being of the Island and its communities. The County Council has developed a CBC Strategy²⁵ to outline how voluntary CBCs can be utilised to meet the specific needs of Anglesey and its communities.
- 4.12.7 As noted, CBCs are completely separate and distinct from the formal planning process. They are not a mechanism to make a development acceptable in planning terms and CBCs are not taken into account when determining an application for planning consent. It follows that the negotiation of such CBCs in respect of the Wylfa NNB Project will play no part in the assessment of planning merits.

GP 23 Planning Obligations

The County Council will seek to ensure that the Wylfa NNB Project avoids, minimises and mitigates (including, where appropriate, compensates for) adverse impacts during the construction and operational phases of the NNB and associated developments.

The County Council will seek to secure a comprehensive set of measures and benefits delivered through obligations, requirements and conditions that are consistent with the relevant NPSs, national planning policy, the Development Plan, Stopped UDP, emerging JLDP, the advice and objectives as set out in this SPG and other strategies and policies of the County Council.

In accordance with the County Council's Planning Obligations (Section 106 Agreements) SPG, the Wylfa NNB project promoter should seek to agree with the County Council, in advance of the submission of a DCO and planning applications for associated developments, the necessary legally enforceable measures to avoid, minimise and compensate for harm during the construction, operation and legacy transformation phases.

Reflecting the guidance contained in this SPG (see **GP25**), obligations should recognise the importance of on-going monitoring of impacts and effects resulting from the Wylfa NNB Project. Mitigation and compensation measures may need to be adjusted during the course of project delivery in order to off-set and deal with these impacts and effects.

Compensation and mitigation should relate, whether directly or indirectly, actual or perceived, to the impacts of the Wylfa NNB Project, including the potential for adverse

²⁵ See

<http://democracy.anglesey.gov.uk/documents/s500000684/Cyfraniadau%20Budd%20Cymunedol.pdf?LLL=0>.

GP 23 Planning Obligations

impacts on existing businesses and inward investment, tourism, the local housing market, the environment, the health and well-being of communities and Welsh language and culture.

The provision of facilities such as community infrastructure necessary to support the construction and operation of the Wylfa NNB Project, which would not otherwise be provided, should also be expected. The project promoter should take full account of existing initiatives, plans and strategies on the Island and engage effectively with local communities, the County Council and other organisations as appropriate, at the pre-application stage, to identify appropriate compensation and mitigation for the adverse impacts of the Wylfa NNB Project.

Measures, projects and services to enhance the medium and long term well-being, quality of life and sustainability of the communities affected will be encouraged.

Use of Council Powers

- 4.12.8 The County Council has a range of statutory powers which it may be able to exercise to facilitate the construction, maintenance, operation and decommissioning of the Wylfa NNB Project including the associated developments.
- 4.12.9 The project promoter should approach the County Council when it is considered appropriate that the Council utilise a statutory power to facilitate the development and, without which, the implementation of the Wylfa NNB Project, or its implementation timetable, would stall or fail.
- 4.12.10 The powers listed below are non-exhaustive and are intended to be indicative of the range of powers the County Council may be able to exercise to facilitate the NNB and associated developments. Such powers include, but are not limited to:
- Compulsory purchase powers;
 - Powers to grant or revoke planning permission or any other relevant power under the Town and Country Planning regime;
 - Powers under the Council's Highways functions; and
 - Analogous powers relating to any of the above.
- 4.12.11 Compulsory purchase and analogous powers are important tools exercisable by the County Council as a means of assembling the land or rights required to help deliver the Wylfa NNB Project. Used properly, they can contribute towards effective and efficient urban and rural regeneration, the revitalisation of communities and the promotion of the socio-economic interests of the County and the wider North Wales region.
- 4.12.12 In general, an order or proposal will be considered to be analogous to a compulsory purchase order if its making or confirmation takes away from the objector some right or interest in land for which the statute gives them a right to compensation.
- 4.12.13 There is an expectation that any statutory power utilised by the County Council should be cost neutral to the Council. The party seeking support should indemnify the Council against any costs incurred by the Council in exercising its statutory powers to assist in the facilitation of the development of the NNB and associated developments. This will include, but is not limited to, compensation for any land acquired and any legal or other associated costs.
- 4.12.14 The County Council would only utilise its statutory powers in accordance with a clear legal justification, and in-keeping with local, regional and national policy considerations in the public interest. The assessment of whether to exercise these powers will be conducted on a case-by-case basis and will be assessed against the objectives of this SPG and any other relevant national, regional and local policy. The

County Council's decision to exercise such powers will be at its sole discretion and subject to the usual legal safeguards.

4.12.15 In the event that the County Council decides to utilise its statutory powers, these will be conducted in a transparent way, in accordance with recognised standards of good practice and will include appropriate stakeholder consultation.

GP 24 Use of Council Powers

To facilitate the development of the Wylfa NNB Project, the County Council will consider the use of its statutory powers as long as the use of such powers are justified and in the public interest. Such powers include:

- Compulsory purchase powers;
- Powers to grant or revoke planning permission or any other relevant power under the Town and Country Planning regime;
- Powers under the Council's Highways functions; and
- Equivalent powers relating to any of the above.

Should the County Council utilise any statutory power to facilitate the NNB or associated development, it will expect the project promoter to pay all reasonable costs associated with the use of that statutory power.

4.13 Implementation and Monitoring

4.13.1 Given its scale and range of potential impacts, there may be a number of unforeseen effects that arise during the construction and operation of the Wylfa NNB Project. It will also be important to ensure that any mitigation and compensation measures implemented as part of proposals are effective, taking into account future changes to social, economic and environmental conditions. The County Council will therefore seek to work with the project promoter to develop and implement arrangements to monitor the impacts arising from the Wylfa NNB Project and to address unforeseen adverse impacts where these arise.

GP 25 Implementation and Monitoring

The County Council will work with the project promoter to develop arrangements for monitoring the impacts of the Wylfa NNB Project and the outcomes of related mitigation/compensation. This will involve the following:

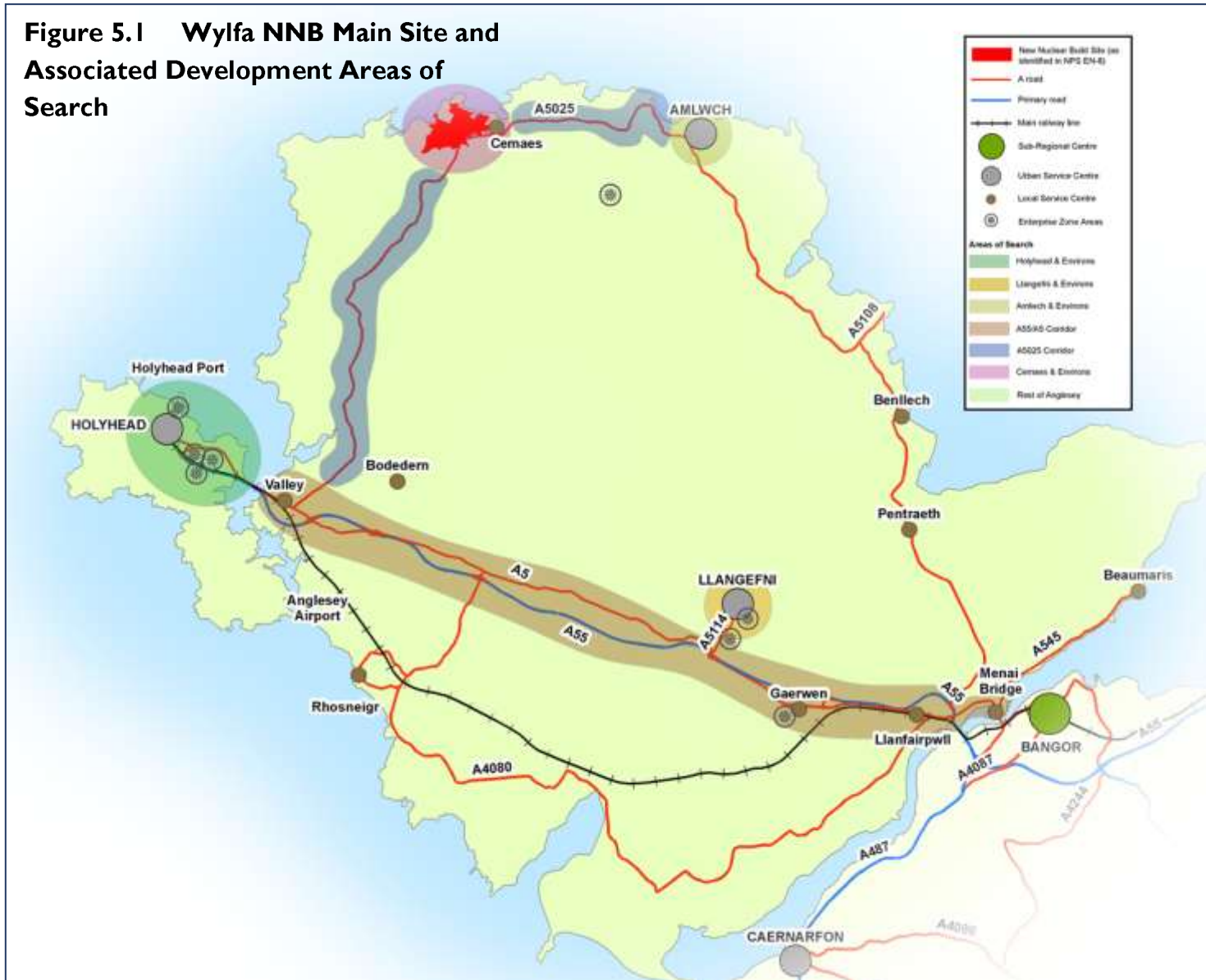
- Development of a comprehensive evidence base, describing agreed baseline conditions from which change can be monitored and evaluated;
- Preparation of a monitoring framework including key indicator sets and, where appropriate, targets informed by existing national, regional and local plans and programmes;
- Agreement in respect of the form, content and frequency of monitoring reports; and
- Establishment of a protocol for addressing unforeseen effects such as adjustments to mitigation and compensation measures.

Service level agreements to resource the County Council's involvement in the management and implementation of the monitoring framework will be sought.

5 Locational Guidance

- 5.1.1 It is important that a strategic approach is taken to the planning and consent of the Wylfa NNB Project. The approach should reflect existing Development Plan policy, the Stopped UDP, the emerging JLDP and other plans and programmes of the UK and Welsh Governments, the County Council and stakeholders. This will help to ensure that the NNB and associated developments deliver sustainable development that aligns with the wider aspirations for the growth of Anglesey and delivery of the Energy Island Programme.
- 5.1.2 This section of the SPG sets out the County Council's key development principles in relation to the construction and operation of a new nuclear power station at the main NNB site at Wylfa. It also provides locational guidance that is designed to help inform and guide proposals for off-site associated development, in accordance with the County Council's spatial strategy for future growth on Anglesey, with a view to mitigating adverse impacts and maximising benefits associated with the Wylfa NNB Project.
- 5.1.3 To guide the broad location of associated development, the following seven Areas of Search (AoS) have been identified:
- Holyhead and Environs;
 - Llangefni and Environs;
 - Amlwch and Environs;
 - A55/A5 Corridor;
 - A5025 Corridor;
 - Cemaes and Environs;
 - Rest of Anglesey.
- 5.1.4 The AoS are outlined in **Figure 5.1** opposite together with the main NNB site.

Figure 5.1 Wylfa NNB Main Site and Associated Development Areas of Search



- 5.1.5 The AoS and the associated guidance set out in the sections that follow broadly seek to direct development associated with the Wylfa NNB Project to the Island's largest settlements and along key transport corridors. For each of the seven AoS, an overview of the range, type, scale and potential location of associated development that the County Council is minded to prefer is provided. Opportunities and key issues that the County Council would expect the project promoter to consider when preparing proposals for associated development in each AoS are also highlighted. Guidance that responds to these issues and opportunities is then set out in a series of 'Guiding Principles' (GPs).
- 5.1.6 The County Council will use this guidance, alongside the project-wide guidance contained in **Section 4** of this SPG and relevant national and local (including emerging) planning policy, to respond to consultation by the project promoter, to prepare its Local Impact Report and to assist decision-making in the determination of Town and Country planning applications including enabling and site preparation works which may be proposed in advance of a DCO application. The extent to which the guiding principles are relevant to each application the County Council receives will vary and, by necessity given the likely variable scale and nature of the applications, will be determined on a case-by-case basis.

5.1 Main Wylfa NNB Site

Overview

5.1.7 The proposed main NNB site is located adjacent to the existing Wylfa nuclear power station at Wylfa Head on the north coast of Anglesey. The site extends eastwards to the western outskirts of Cemaes, south to the A5025 and the village of Tregale and west to the Porth-y-Pistyll inlet. The site is approximately 10km from Amlwch to the east, 25km from Holyhead to the south west and 24km from Llangefni to the south.



5.1.8 Detailed proposals for the main site are not yet known. However, the project promoter has indicated that the development is likely to include:

- A power station, including two Advanced Boiling Water Reactors with a minimum generating capacity of up to 2,700 MW;
- Marine Off-Loading Facility (MOLF);
- Temporary MOLF;
- Cooling water intake and outfall structure;
- Electricity transmission infrastructure;
- Other associated buildings, such as administration offices;
- Interim waste and spent-fuel storage facilities;
- Access roads; and
- Measures and initiatives to manage any impacts during the construction and operation of a new power station²⁶.

5.1.9 The principle of development of a new nuclear power station at the site has already been established in NPS EN-6. However, the County Council also considers it essential that key development principles are set out in this SPG which reflect local priorities and opportunities and highlight those issues that it considers should be addressed by the project promoter in order to minimise adverse impacts and

²⁶ See <http://www.horizonnuclearpower.com/wylfa-our-proposals> for further details.

maximise positive benefits arising from the construction and operation of the new nuclear power station and associated developments.

Opportunities

5.1.10 The decommissioning of the existing Magnox nuclear power station adjacent to the main NNB site is a major undertaking and a key strategic project in the context of the Energy Island Programme. Decommissioning will take place alongside the construction and operation of the new nuclear power station and in consequence, it presents a major opportunity for the Wylfa NNB project promoter to work in partnership with Magnox to deliver cumulative social, economic and environmental benefits and to offset the adverse socio-economic impacts related to the closure of the existing power station.

Key Issues

5.1.11 The area surrounding the main NNB site has a particularly rich and sensitive coastal environment which, together with the presence of important historic assets and the rural nature of communities in its immediate vicinity, present a number of key issues that will need to be considered by the project promoter when developing proposals for the main site. These issues include:

- **The natural environment:** Tre'r Gof SSSI is situated within the boundary of the main NNB site. NPS EN-6 highlights that this rich fen habitat could be subject to direct and/or indirect effects associated with changes to water quality or quantity but that it is anticipated that sufficient land is available within the site for the development of a new nuclear power station without permanently affecting any designated area. NPS EN-6 also highlights that Tre'r Gof SSSI could be protected through engineered drainage mitigation measures to preserve surface and groundwater quality and quantity including protection of the mineral rich waters and hence maintain the overall ecology of the SSSI. There is also the potential for the provision of replacement habitat for any habitat that may be lost as a result of development.

Beyond the main site, there are several internationally and nationally designated nature conservation sites. NPS EN-6 highlights that there is the potential for significant adverse effects on the integrity of six European sites (Cemlyn Bay SAC, Ynys Feurig, Cemlyn Bay and The Skerries SPA, Menai Strait and Conwy Bay SAC, Liverpool Bay SPA, Lavan Sands SPA and Puffin Island SPA) through potential impacts on water resources and quality, habitat (and species) loss and fragmentation/coastal squeeze, disturbance (noise, light and visual), and air quality.

The Anglesey AONB, Heritage Coast and Wales Coast Path follow the coastline to the east and west of the main site. Additionally, there are three pockets of Ancient Woodland within the site boundary.

- **The historic environment:** Cestyll Garden lies immediately to the west of the main NNB site boundary. Additionally, there are a number of designated cultural heritage assets in close proximity to the site including listed buildings, scheduled monuments and the Cemaes Conservation Area.
- **Flood risk and coastal erosion:** The main NNB site is predominantly located on higher ground with hard bedrock and the risks of flooding and coastal erosion are therefore considered to be low. However, NPS EN-6 sets out that further assessment is required to determine the need for additional defences over the lifetime of a new power station.
- **Welsh language and culture and community cohesion:** The main NNB site is in a predominantly rural location with a small population and limited range of community services and facilities. Consequently, it will be important to consider the impact of the construction and operation of the new nuclear power station on community cohesion, including potential impact on the Welsh language and culture.

5.1.12 Whilst decommissioning of the existing nuclear power station and other proposals near the main site (including off-site associated development) may present an opportunity to deliver synergistic benefits, the combined scale of works in a relatively small and sensitive area means that it will be particularly important for the project promoter to fully consider the potential for cumulative impacts. The County Council will therefore expect the project promoter to work in partnership with Magnox and other developers as appropriate to agree and implement measures to mitigate adverse cumulative impacts.

GP 26 Wylfa NNB Main Site – Key Development Principles

The Wylfa NNB project promoter, as part of the preparation of a DCO application or applications to other bodies for associated development within the main site, will be encouraged/expected to:

- Minimise impacts on local community cohesion, health and Welsh language and culture through:
 - limiting construction worker accommodation at the main site to that which is essential and supported by a robust justification of need;
 - the preparation of a detailed Welsh Language Impact Assessment to inform the identification of appropriate measures to reduce adverse effects on Welsh language and culture;
 - the provision of services and facilities, integrated within existing settlements and at a scale appropriate to their location, to meet the needs of construction workers and which can also be used by the local community during the construction of the power station and be made available post construction/operation as a permanent legacy benefit;

GP 26 Wylfa NNB Main Site – Key Development Principles

- adopting measures to promote community safety including the preparation of a Code of Conduct for Construction Workers and a Community Safety Management Plan; and
- undertaking a comprehensive assessment of the health and amenity impacts of the construction and operation of the NNB to inform the identification of appropriate mitigation and compensation measures.
- Promote sustainable resource use through:
 - the management of waste in accordance with the waste hierarchy;
 - the use of sustainably, locally sourced construction materials;
 - incorporation of energy efficiency measures in the layout and design of new buildings;
 - the use of water efficient products and design; and
 - provision of on-site renewable energy infrastructure.
- Avoid adverse effects on water resources and water quality during construction and operation;
- Ensure that development is resilient to flood risk including storm surge and tsunami;
- Adopt appropriate mitigation, and where appropriate compensation, so as to avoid adverse impacts on:
 - the integrity of Natura 2000 sites (or their interest features) including Cemlyn Bay SAC, Ynys Feurig, Cemlyn Bay and The Skerries SPA, Menai Strait and Conwy Bay SAC, Liverpool Bay SPA, Lavan Sands SPA and Puffin Island SPA (where development at the main NNB site, either alone or in-combination with other proposals, gives rise to the likelihood of significant effects on a Natura 2000 site then Appropriate Assessment will be required);
 - the condition of SSSIs including Tre'r Gof SSSI;
 - Ancient Woodland; and
 - key habitats and protected species, including those identified in the Anglesey Local Biodiversity Action Plan.
- Minimise landscape and visual impacts including in respect of the Anglesey AONB and Heritage Coast, historic assets and residential and recreational receptors. Where it has been demonstrated by the Wylfa NNB project promoter that the impacts are unavoidable, appropriate levels of mitigation and compensation should be provided;
- Maintain and enhance access to the coast allied with improvement to the Wales Coast Path;
- Identify landscape treatments, habitat creation, flood risk management and Public Rights of Way connections and improvements that integrate appropriately with the surrounding area. Landscape and green infrastructure works and enhancements that extend beyond the power station main site boundary could potentially mitigate and compensate the impacts of the project and provide enhancements where appropriate;
- Where development is temporary, to reinstate and/or create new hedgerows, agricultural land, grassland, woodland, water features and scrubland as soon as is

GP 26 Wylfa NNB Main Site – Key Development Principles

reasonably practicable in order to minimise landscape and visual impacts and to compensate for impacts on these natural features.

The project promoter should also work in partnership with the County Council, local communities and other stakeholders when developing the masterplan for the main site in order to identify and minimise potential adverse impacts and enhance benefits associated with the construction and operation of the new nuclear power station.

The project promoter should work in partnership with Magnox (and other project promoters as appropriate) to explore opportunities to mitigate cumulative adverse impacts and maximise benefits from decommissioning activities and the construction of the NNB. Those opportunities that the County Council would expect the project promoter and Magnox to assess include, but are not limited to:

- Utilising existing infrastructure and land at the Magnox site to support the Wylfa NNB Project;
- Measures to reduce disturbance-related impacts such as noise and emissions to air from construction activity and HGV movements;
- Enhancement of existing, or provision of new, habitat to offset cumulative impacts on biodiversity;
- Measures to reduce cumulative impacts on landscape character and seascape;
- The re-use of waste and materials generated by either the decommissioning works or construction of the NNB Project;
- The re-training and up-skilling of the existing nuclear power station workforce and local contractors in order to prevent the out-migration of skills and reduce adverse impacts related to the closure of the existing nuclear power station;
- A joint assessment of the impact of the Wylfa NNB Project and decommissioning activities on community services and facilities, infrastructure and the local housing market and the implementation of measures to address any adverse impacts within the settlements that are affected including through additional provision;
- Measures to address cumulative impacts on the Welsh language and culture, informed by a joint Welsh Language Impact Assessment; and

Preparation of a Joint Transport and Traffic Management Plan(s) including proposals for joint investment in any transport infrastructure and services necessary to support both projects and the joint use of transportation infrastructure.

5.2 Holyhead and Environs

Overview

5.2.1 This AoS covers Holyhead town, extending north-east to include Llaingoch and Porth-y-felin and south-west to Penrhos. The AoS also comprises land adjacent to the development boundary of the Holyhead urban area (as defined in the Local Plan) to the north, west and south.



5.2.2 Holyhead is the largest town on Anglesey and as at the 2011 Census had a population of 11,431²⁷ (16% of Anglesey's total population).

It is also the main retail and service centre and benefits from a range of community facilities including six primary schools, a secondary school, college, community hospital and a leisure centre. It is connected to the main Island by the A5 and A55 and the North Wales Coast main railway line.

5.2.3 Holyhead is the busiest ferry port in Wales and provides a key international gateway, with some 2 million ferry passenger movements each year to and from Ireland. However, the town has suffered from a decline in economic performance compared to the rest of Wales. This decline accelerated following the closure of two of its main private sector employers in 2009/2010. The Holyhead Travel to Work Area (TTWA), which covers Holy Island and the west of Anglesey, now has the highest Job Seekers Allowance rate, and the second lowest jobs density of any TTWA in Wales. Holyhead also suffers from severe deprivation. The majority of Holyhead's Lower Super Output Areas (LSOAs) are deprived and, according to the Welsh Index of Multiple Deprivation 2011, Holyhead is one of the most deprived of any town in North or Mid Wales with an especially high deprivation ranking for health, education, physical environment, community safety, housing, income and employment.

5.2.4 The Wylfa NNB Project has very significant potential to act as a catalyst for the regeneration of Holyhead by providing much needed investment in housing, community facilities/services and job creation. The need for investment and regeneration linked to the NNB Project as well as other strategic investment in Holyhead to support the transformational change of the town is one of the County Council's key priorities. To this end, the Welsh Government has approved a £7.5 million funding bid to aid regeneration and housing projects in Holyhead over the 2015-17 period under the Vibrant and Viable Places urban regeneration framework.

²⁷Office for National Statistics.

The successful bid, *Holyhead: Realising Sustainable Community Benefit*²⁸, is an ambitious programme to transform one of Wales' most deprived towns. Its main aim is to provide a co-ordinated response to major new developments expected in or near Holyhead in the next five years as part of the Island's Enterprise Zone status and the EIP.

5.2.5 Holyhead is defined as a key growth settlement in the Wales Spatial Plan with the focus on providing services and employment and building on established strengths to support and spread prosperity to the wider rural hinterland. Existing and emerging Development Plan policy also seeks to concentrate infrastructure investment, employment opportunities and new housing provision in the town. The emerging JLDP, for example, identifies Holyhead as an urban service centre and a focus for the majority of future new development on the Island (together with Llangefni and Amlwch). Reflecting the role of Holyhead in the settlement hierarchy, its proximity to the main NNB site and the potential for development related to the NNB to support the regeneration of the town, it is the County Council's view that the Holyhead and Environs AoS should be a focus for construction worker accommodation and employment uses for the NNB Project as well as related community facilities and services and necessary transport proposals such as highways investment and Park and Ride.

5.2.6 The Wales Spatial Plan seeks to maximise the opportunities of Holyhead as a major international gateway. The County Council therefore also considers that opportunities in this AoS should be explored in relation to the use of Holyhead Port and rail for the transportation of freight (bulk



construction goods, plant and equipment) and workers and for the development of associated freight logistics infrastructure. This is consistent with the County Council's Transport Position Statement for Wylfa New Nuclear Power Station (2011), which sets out the Council's preferred approach to managing the movement of freight and people to and from the main NNB site.

²⁸ The successful Stage 1 and Stage 2 bids are available via the County Council's website. See <http://www.anglesey.gov.uk/business/regeneration-and-investment/vibrant-and-viable-places-bid-for-holyhead/>.

Opportunities

- 5.2.7 Realising the potential for NNB-related investment to support the regeneration of Holyhead will require a co-ordinated and holistic approach to the planning of associated development and other major economic opportunities and regeneration initiatives in and around the AoS. The County Council will expect the NNB Project promoter to complement these opportunities where appropriate in order to deliver the best outcome for the local environment, economy and communities.
- 5.2.8 The Holyhead and Environs AoS contains four of the eight Anglesey Enterprise Zone sites²⁹ including:
- Anglesey Aluminium (EZ1) (consent has been granted for the development of a biomass power plant);
 - Parc Cybi (EZ2) (consent has been granted for distribution and warehousing uses);
 - Penrhos Industrial Estate (EZ3); and
 - Port of Holyhead (EZ4).
- 5.2.9 A major leisure and residential development has also been proposed by Land and Lakes within and adjacent to the development boundary of Holyhead (as defined in the Stopped UDP) to the south of the AoS. The proposed development includes, amongst other elements, the provision of 315 holiday lodges at Cae Glas and a residential development of up to 320 dwellings at Kingsland, both of which are promoted by the Land and Lakes developer for temporary use as workers accommodation during the construction of the NNB. The proposals also include a range of other services and facilities with the potential for use by construction workers and the wider community including Park and Ride, retail and recreational facilities. It is the County Council's view that the Land and Lakes scheme provides an example of an opportunity to deliver construction worker accommodation that provides a lasting legacy benefit beyond the construction period of the NNB in the form of housing, major tourism development, employment and community facilities and services.
- 5.2.10 Other potential development sites in Holyhead include the Former Eaton Electrical Site and Turkeyshore Road which are identified in the Employment Land Review³⁰ prepared in support of the JLDP as being potentially suitable for light industrial or office uses.

²⁹ For further information on the Anglesey Enterprise Zone and sites see <http://enterprisezones.wales.gov.uk/enterprise-zone-locations/anglesey>.

³⁰ URS (2012) *Economic and Employment Land Review Study for the Anglesey and Gwynedd Planning Authority Area: Final Report*, July 2012.

5.2.11 Allied to the development opportunities outlined above, the Holyhead and Environs AoS is also expected to be a hub for development associated with a number of other major strategic energy investments on the Island. Together, they present a unique opportunity to deliver co-ordinated investment, economic growth and regeneration in Holyhead that benefits the local community and businesses.

Key Issues

5.2.12 The County Council recognises that proposals for NNB-related investment in Holyhead, coupled with other major strategic investment projects in the AoS, will need to carefully consider the environmental and socio-economic characteristics of Holyhead and its environs. Key issues that will need to be considered by the project promoter include:

- **The natural environment:** The AoS includes, and is enclosed by, a high quality natural environment including a European designated nature conservation site (Glannau Ynys Gybi/Holy Island Coast SAC and SPA located to the north-west), several SSSIs to the north, west and south east, Anglesey AONB and Holyhead Mountain Heritage Coast;
- **The historic and built environment:** Holyhead town has a rich built environment and is designated as a conservation area which includes a number of listed buildings. The wider AoS includes further listed buildings and two scheduled monuments to the south, one within and one adjacent to the Penrhos Industrial Estate Enterprise Zone site;
- **Flood risk:** Whilst for the majority of Holyhead flood risk is not a significant issue, land within the Port is at risk of tidal flooding. There is also a risk of tidal flooding at Penrhos Beach extending inland over part of the Anglesey Aluminium plant site;
- **Utilities:** Within the catchment of Holyhead wastewater treatment works, there have been incidents of sewer network flooding. If significant inward investment developments take place in this area this will have an immediate impact on the existing electrical infrastructure. There is currently insufficient capacity within the electrical network to accommodate major developments (housing/employment);
- **Social and economic:** As a potential location for construction worker accommodation and other NNB-related development, Holyhead's local businesses and communities may experience substantial change and pressure arising from new development. The potential for adverse socio-economic impacts could be increased in areas of severe deprivation as a result of increased pressure on important community facilities and services including healthcare provision;

- **Highways capacity:** The highway route from the Port of Holyhead to Valley is likely to experience increases in traffic volume during construction of the NNB. Some of the key capacity issues along this route are at:
 - The access to the Port of Holyhead;
 - A55/A5 Junction;
 - A55 Junction 1;
 - A5 between the Port of Holyhead and Valley (as the alternative route to the A55);
 - A55 Junction 3 as the main strategic route through to the A5025 (alternative to the A5 route); and
 - A55 Junction 2.

GP 27 Holyhead and Environs	
Associated Development	
Construction Worker Accommodation	<p>The development of small scale (i.e. below 50 units) and large scale (above 50 units) construction worker accommodation comprising purpose built, private rented and/or tourist accommodation in the Holyhead and Environs AoS will be supported provided that it is of an appropriate scale and proportionate to the size of the existing resident population, taking into account other proposed or consented developments. The County Council will encourage accommodation of a type which provides a lasting legacy benefit.</p> <p>In accordance with existing Local Plan policy, the Stopped UDP and the emerging JLDP, new development should be located within, or on the fringe of, the defined development boundary of Holyhead with a preference for development on brownfield sites and land allocated for residential use in the Development Plan, Stopped UDP and emerging JLDP.</p> <p>Proposals for construction worker accommodation should be in accordance with relevant national and local planning policy and guidance and the guidance set out in this and other SPG in terms of location, design and type.</p>
Employment	<p>The County Council supports the generation of suitable small and large scale new business opportunities, supply chain opportunities and the expansion of existing businesses in the Holyhead and Environs AoS related to the Wylfa NNB Project.</p> <p>New employment uses should be located within the defined development boundary of Holyhead, with a preference for</p>

GP 27 Holyhead and Environs	
	<p>development on brownfield sites and land allocated for employment use in the Development Plan, Stopped UDP and emerging JLDP.</p> <p>In accordance with local and national planning policies and guidance, the County Council will support employment generating proposals on other suitable sites outside the development boundary subject to appropriate justification with respect to operational need, due consideration of environmental and social issues and there being no suitable alternative sites within the development boundary.</p>
Community Facilities and Services	<p>The County Council will require the enhancement of existing, and the provision of suitable new, community facilities and services in the Holyhead and Environs AoS that meet the needs of construction workers, can be used by the local community during the construction of the Wylfa NNB Project and which can be made available post construction as a permanent legacy benefit.</p> <p>The location, scale and design of new community facilities and services or improvements to existing ones should accord with Development Plan policy and guidance set out in GP6 of this SPG and other SPGs. In particular, facilities and services should be easily accessible by foot, cycle and public transport and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').</p>
Transport and Freight Logistics	<p>Improvements to existing transport infrastructure including Holyhead Port, the North Wales Coast main railway line and highways required to support the construction of the NNB will be supported, subject to national and local planning policy and guidance as well as guidance set out in this SPG, particularly GPI4.</p> <p>The project promoter should consider the need for Park and Ride and Park and Share facilities and freight consolidation in this AoS to minimise the volume of road traffic movements between Holyhead and the main NNB site. Where appropriate, the development of these facilities should provide a legacy benefit either through their continued use beyond the construction period or by offering land for redevelopment.</p>
Opportunities	
Enterprise Zone Sites	<p>The project promoter will be expected to give careful consideration, in liaison with the County Council and Welsh Government, as to how associated development can support the use of Anglesey Enterprise Zone sites EZ1, EZ2, EZ3 and EZ5. In particular, the County Council will expect the project promoter to:</p> <ul style="list-style-type: none"> • Explore opportunities to locate appropriate associated development at designated Enterprise Zone sites; • Assess the potential to enhance the capacity of the Port of Holyhead to handle bulk construction materials, supporting its

GP 27 Holyhead and Environs	
	<p>role as a key international gateway;</p> <ul style="list-style-type: none"> Consider how investment in community facilities, services and infrastructure elsewhere in the AoS can complement and support the delivery of the Enterprise Zone sites.
Land and Lakes	<p>Subject to planning permission being granted, the project promoter should fully assess the suitability of the Land and Lakes proposal to accommodate construction workers in the Holyhead and Environs AoS. Should an alternative approach to the accommodation of construction workers be preferred by the project promoter, then the County Council will expect the project promoter to provide strong reasoned justification for the rejection of the Land and Lakes scheme and selection of the alternative site(s), which should itself be in accordance with existing national and local planning policy.</p>
Other Potential Development Sites	<p>The project promoter should consider the potential for the Former Eaton Electrical Site and Turkeyshore Road to accommodate NNB-related employment development.</p>
Major Strategic Investments	<p>The project promoter is expected to work with the County Council and promoters of other major strategic investment proposals which are located within or in close proximity to the Holyhead and Environs AoS in order to co-ordinate investment and development opportunities where possible, deliver the best outcomes for the local environment, residents and businesses and realise legacy benefits beyond the construction period.</p>
Transport Infrastructure	<p>As well as exploring the potential of the Port of Holyhead for the transportation of construction materials, the project promoter should assess opportunities to utilise rail facilities for the movement of construction materials and workers. This should include the potential to utilise the existing railhead at the Anglesey Aluminium site.</p> <p>In considering the feasibility of rail, waterborne and road transport modes and in developing proposals for associated development, the project promoter should take account of, and seek to support where appropriate, existing transport investment proposals in Holyhead and in particular the Holyhead Port A55 New Access Link.</p>
Regeneration of Holyhead	<p>The project promoter will be expected to work in partnership with the County Council and other bodies to support and complement wider regeneration initiatives in Holyhead (such as the Viable and Vibrant Places Programme and the regeneration activities of the Môn Communities First Partnership).</p> <p>The project promoter should contribute to, and take account of in their development proposals, any masterplan for the town.</p>
Key Issues	

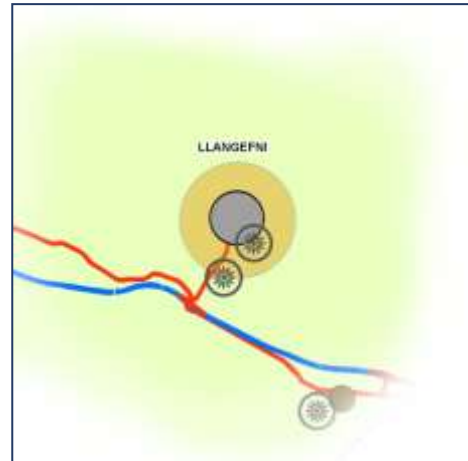
GP 27 Holyhead and Environs	
Natural Environment	<p>Proposals, either alone or in combination with other developments, should not have an adverse effect on Glannau Ynys Gybi / Holy Island Coast SAC and SPA (or their interest features) or SSSIs and other ecological assets both within and close to the AoS. In particular, the potential cumulative effects of increased visitor pressure on the designated nature conservation sites of Holy Island, and proposals for the management or mitigation of this, should be identified.</p> <p>Careful consideration should be given to the location, scale and design of development in order to conserve and enhance the Anglesey AONB and Holyhead Mountain Heritage Coast.</p> <p>Adverse effects on the natural environment should be mitigated and/or compensated as far as possible and in accordance with national and local planning policies and the guidance contained in this and other SPG. Opportunities should also be sought to increase green infrastructure provision in this AoS and to deliver biodiversity and landscape enhancements.</p>
Historic and Built Environment	<p>Development proposals, either alone or in combination with other projects, should seek to avoid impacts on the historic assets (and their settings) contained in this AoS including Holyhead Town Conservation Area, listed buildings and scheduled monuments.</p> <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, in accordance with guidance included in this and other SPG adopted by the County Council.</p>
Flood Risk	<p>Careful consideration should be given to development in areas of flood risk and in particular on land within the Holyhead Port area. In accordance with national and local planning policy and guidance, development should be located away from areas of flood risk. Should proposals be brought forward on land subject to flood risk, a comprehensive approach to flood risk alleviation is expected, informed by a Flood Consequence Assessment.</p> <p>The integrity of existing flood defences including the breakwater at the Port of Holyhead (if port-related development is proposed) should be maintained.</p>
Utilities	<p>In identifying locations and developing proposals for associated development in the Holyhead and Environs AoS, the project promoter should work with Welsh Water, Scottish Power Energy Networks and Wales & West Utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate development. This investment may include, for example, improvements to the electrical infrastructure.</p>
Social and	<p>Proposals in the Holyhead and Environs AoS, either alone or in</p>

GP 27 Holyhead and Environs	
Economic	<p>combination with other developments, should not have an unacceptable impact on local businesses, community facilities and services (including healthcare provision) and quality of life. An assessment of the socio-economic impacts of proposals should be undertaken, the detail of which should be commensurate with the type and scale of development proposed. Particular attention should be given to potential impacts on Holyhead's most deprived LSOAs. Where the potential for adverse impacts is identified, appropriate mitigation and/or compensation should be implemented.</p> <p>The County Council will expect a Welsh Language Statement to be submitted with all associated development applications in this AoS and a more detailed Welsh Language Impact Assessment with larger proposals, in accordance with the thresholds set out in Supplementary Planning Guidance: Planning and the Welsh Language (2007).</p>
Highways Capacity	<p>The project promoter should ensure that proposals, either alone or in combination with other developments, do not exacerbate traffic congestion. In accordance with national and local planning policy and guidance and GPI 4 in this SPG, the project promoter should assess potential impacts on highway infrastructure and ensure that highway improvements are provided where appropriate to minimise congestion, ensure safety and minimise environmental impacts associated with noise, air quality and severance.</p> <p>New development should be located so as to minimise the need to travel and maximise sustainable transport access. The County Council will expect the project promoter to identify opportunities for investment in local public transport and the enhancement of existing, and provision of new, pedestrian and cycle paths.</p>

5.3 Llangefni and Environs

Overview

5.3.1 The Llangefni and Environs AoS comprises the town of Llangefni together with its immediate hinterland including the A5114 which provides access to the A5 and A55. Llangefni is the Island's second largest settlement with a population of 5,116 (as at the 2011 Census) and benefits from a range of community facilities and services including two primary schools, a secondary school, college, leisure centre and community hospital.



- 5.3.2 Llangefni is an important employment centre supporting 3,754 jobs, slightly higher than the total number of jobs provided in Holyhead. However, pockets of severe deprivation exist in the town. The Tudur ward covering the eastern third of the town, for example, is a designated Communities First area and is the third most deprived ward in Anglesey (and is amongst the most deprived wards in Wales)³¹ with particular issues relating to health, income, employment and education deprivation.
- 5.3.3 The development of Llangefni is an important socio-economic driver for the Island as a whole. It is identified as one of the main centres for growth in the existing Development Plan, Stopped UDP and the emerging JLDP whilst the Wales Spatial Plan designates the town as a Regeneration Area. In this context, a number of regeneration initiatives have been implemented to enhance the town's role as an important commercial centre. Current projects, meanwhile, are seeking to capitalise on the opportunities presented by the EIP, Enterprise Zone and the Wylfa NNB Project in particular. These initiatives include the preparation of a town and industrial estate masterplan, investment in training and education and the provision of high quality business premises and infrastructure. As a result, the County Council considers that the Llangefni and Environs AoS has the potential to accommodate a range of development associated with the NNB Project including construction worker accommodation, employment, supply chain and logistics uses.

Opportunities

5.3.4 It is vital that the Wylfa NNB project promoter works with the County Council, the Welsh Government and other stakeholders to capitalise on the opportunities presented in this AoS and to complement the existing efforts being made to enhance

³¹ Welsh Index of Multiple Deprivation 2011.

the socio-economic potential of Llangefni. In particular, the County Council is seeking to bring forward two Anglesey Enterprise Zone sites for energy-related development. These sites are:

- Bryn Cefni Industrial Estate (EZ5): an existing industrial estate with a mix of office and light industrial uses. It is located close to the A55 and offers design and build opportunities for the low carbon energy supply chain. The County Council has recently secured funding from the European Regional Development Fund (EU Convergence Programme for West Wales and the Valleys) and the Welsh Government's Môn a Menai Regeneration Programme to facilitate a package of industrial estate improvements in the Llangefni area which will include:
 - estate reviews and improvement plans;
 - development briefs for key sites;
 - estate signage and environmental improvements;
 - site infrastructure improvements;
 - marketing and promotional activities to attract investment and jobs; and
 - development of new bespoke BREEAM Excellent business units to rent.
- Creamery Land (north of Lledwigan Farm) (EZ6): located close to the existing Bryn Cefni Industrial Park, this site has potential to accommodate industrial and office uses.

5.3.5 Other development proposals in the Llangefni and Environs AoS that provide important opportunities in the context of the NNB Project include the expansion of the Coleg Menai campus with the construction of an Energy Centre. The College is also in discussion with the Nuclear Decommissioning Authority to develop training facilities in preparation for the decommissioning of the existing Magnox nuclear power station. It is proposed that the College can be utilised as a centre of excellence for training in aspects of decommissioning and possibly develop training facilities to assist in the construction of the NNB in the longer term. However, funding is required to deliver this expansion.

Key Issues

5.3.6 The County Council has identified a number of key issues that will need to be considered by the project promoter when developing proposals for associated development in the Llangefni and Environs AoS. These issues include:

- **The natural environment:** There are no internationally or nationally designated nature conservation sites within the Llangefni and Environs AoS, although the Dingle Local Nature Reserve, a 17.5 hectare (43 acres) wooded valley, is situated to the north-west of Llangefni. The nearest internationally or nationally designated sites are the Anglesey Fens SAC and Caeau Talwrn SSSI (approximately 1km to the north of the AoS) beyond which is the Anglesey and Llyn Fens Ramsar site and Cors y Farl and Cors Bodeilio SSSIs. To the south, Malltraeth Marsh SSSI is situated adjacent to the A5;
- **Agricultural land:** Land to the south and west of Llangefni includes Grade 2 agricultural land. Land of Grades 1, 2 and 3a (as defined by the Department for Environment, Food and Rural Affairs (Defra) Agricultural Land Classification system)) is considered to be the best and most versatile.
- **The historic and built environment:** The Llangefni Conservation Area includes the historic town and several listed buildings. Whilst there are no scheduled monuments within the AoS, Tre-Garnedd Moated Site Scheduled Monument is located to the south-east of the AoS and in close proximity to Bryn Cefni Industrial Estate;
- **Social and economic:** NNB-related development in the Llangefni and Environs AoS could have an adverse impact upon local businesses and communities in Llangefni, particularly in areas of severe deprivation including the Tudor ward. The majority of the population in this AoS also speak Welsh (over 80% of residents in the Cyngar, Tudur and Cefni wards speak Welsh, a proportion higher than any other wards on the Island). In consequence, there is the potential for NNB-related development to affect community cohesion, Welsh language and culture;
- **Flood risk:** Parts of Llangefni are at risk of flooding, particularly land adjacent to the Afon Cefni which lies within Flood Zone C2 and runs north to south through the town. Beyond the settlement boundary to the south of the town and east of the A5114, a large proportion of land is within Flood Zone C1;
- **Utilities:** The catchment of Llangefni wastewater treatment works has experienced sewer network flooding incidents. Electrical capacity to accommodate major developments is known to be an issue in the area. There is insufficient capacity in the electrical network to accommodate any significant additional loading. Installation of gas supply would be required to connect potential employment sites in the Bryn Cefni Business Park (Lledwigan & Creamery Land) to the main gas distribution line;
- **Highways capacity:** The Enterprise Zone Transport Infrastructure Feasibility Report³² highlights that Enterprise Zone development could create capacity issues around Llangefni and particularly in respect of the link between the Enterprise Zone sites and the A55.

³² AMEC (2013) *Enterprise Zone Transport Infrastructure Feasibility Report*. Prepared on behalf of the Isle of Anglesey County Council.

GP 28 Llangefni and Environs	
Associated Development	
Construction Worker Accommodation	<p>The development of small scale (i.e. below 50 units) and large scale (above 50 units) construction worker accommodation comprising purpose built, private rented and/or tourist accommodation in the Llangefni and Environs AoS will be supported provided that it is of an appropriate scale and proportionate to the size of the existing resident population, taking into account other proposed or consented developments. The County Council will encourage accommodation of a type which provides a lasting legacy benefit.</p> <p>In accordance with existing Local Plan policy, the Stopped UDP and the emerging JLDP, new development should be located within, or on the fringe of, the defined development boundary of Llangefni with a preference for development on brownfield sites and land allocated for residential use in the Development Plan, Stopped UDP and emerging JLDP.</p> <p>Proposals for construction worker accommodation should be in accordance with relevant national and local planning policy and guidance and the guidance set out in this and other SPG in terms of location, design and type.</p>
Employment	<p>The County Council supports the generation of suitable small and large scale new business opportunities and supply chain opportunities and the expansion of existing businesses in the Llangefni and Environs AoS related to the Wylfa NNB Project.</p> <p>New employment uses should be located within the defined development boundary of Llangefni, with a preference for development on brownfield sites and land allocated for employment use in the Development Plan, Stopped UDP and emerging JLDP.</p> <p>In accordance with local and national planning policies and guidance, the County Council will support employment generating proposals on other suitable sites outside the development boundary subject to appropriate justification with respect to operational need, due consideration of environmental and social issues and there being no suitable alternative sites within the development boundary.</p>
Community Facilities and Services	<p>The County Council will require the enhancement of existing, and the provision of suitable new, community facilities and services in the Llangefni and Environs AoS that meet the needs of construction workers, can be used by the local community during the construction of the Wylfa NNB Project and which can be made available post construction as a permanent legacy benefit.</p> <p>The location, scale and design of new community facilities and services or improvements to existing ones should accord with Development Plan policy and guidance set out in GP6 of this SPG and other SPGs. In</p>

GP 28 Llangefni and Environs	
	particular, facilities and services should be easily accessible by foot, cycle and public transport and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').
Transport and Freight Logistics	<p>Improvements to existing transport infrastructure and services required in connection with the Wylfa NNB Project (such as the enhancement of highways capacity between Enterprise Zone sites and the A55) and freight logistics will be supported, subject to local and national planning policy and guidance as well as guidance set out in this SPG, particularly GPI4.</p> <p>To facilitate the sustainable movement of construction workers to and from the main NNB site, the County Council will support the provision of Park and Ride and Park and Share facilities in the Llangefni and Environs AoS. Where appropriate, the development of these facilities should provide a legacy benefit either through their continued use beyond the construction period or by offering land for redevelopment.</p>
Opportunities	
Bryn Cefni Industrial Estate and Creamery Land Enterprise Zone Sites	<p>The project promoter, in liaison with the County Council and Welsh Government, should explore opportunities to locate NNB-related employment uses on Bryn Cefni Industrial Estate (EZ5) and Creamery Land (EZ6) Enterprise Zone sites.</p> <p>Proposals for construction worker accommodation, community facilities, services and infrastructure elsewhere in the AoS should support and complement the delivery of the Enterprise Zone sites where appropriate.</p>
Coleg Menai Campus	The project promoter should explore opportunities to support the expansion of the Coleg Menai campus in order to facilitate the training of local people and maximise the potential for jobs generated by the Wylfa NNB Project to benefit the Island's communities.
Regeneration of Llangefni	<p>The project promoter will be expected to work in partnership with the County Council and other bodies to support and complement wider regeneration initiatives in Llangefni including the Môn Communities First Partnership.</p> <p>As part of a holistic approach to the regeneration of Llangefni, the project promoter should engage with the County Council in the delivery of the town and industrial estate masterplan.</p>
Key Issues	
Natural Environment	The project promoter should seek to ensure that proposals for associated development, either alone or in combination with other development, would not have adverse effects on internationally and nationally designated sites (or their interest features) including Anglesey

GP 28	Llangefni and Environs
	<p>Fens SAC and Caeau Talwrn SSSI, Anglesey and Lyn Fens Ramsar site and Cors y Farl and Cors Bodeilio SSSIs and Malltraeth Marsh SSSI. Adverse impacts on other ecological assets both within and close to the AoS including Dingle Local Nature Reserve should be minimised.</p> <p>Adverse effects on the natural environment should be mitigated and/or compensated as far as possible and in accordance with national and local planning policies and guidance as well as guidance contained in this SPG. Opportunities should also be sought to increase green infrastructure provision in this AoS and to deliver biodiversity and landscape enhancements.</p>
Agricultural Land	<p>In accordance with national and local planning policy and GP20 of this SPG, the best and most versatile agricultural land beyond the boundary of Llangefni should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.</p>
Historic and Built Environment	<p>Proposals, either alone or in combination with other development, should seek to avoid adverse impacts on the Llangefni Conservation Area and listed buildings in the AoS (and their settings). Careful consideration should also be given to the potential for development to affect the setting of Tre-Garnedd Moated Site Scheduled Monument.</p> <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, in accordance with guidance included in this and other SPG adopted by the County Council.</p>
Flood Risk	<p>In accordance with local and national planning policy, development should be located away from areas of flood risk. Should proposals be brought forward on land subject to flood risk, a comprehensive approach to flood risk alleviation is expected, informed by a Flood Consequence Assessment.</p>
Utilities	<p>In identifying locations and developing proposals for associated development in the Llangefni and Environs AoS, the project promoter should work with Welsh Water, Scottish Power Energy Networks and Wales & West Utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development. This investment may include improvements to the electrical infrastructure and to the local sewerage infrastructure (dependent on the scale of associated development in the area).</p>

GP 28 Llangefni and Environs	
Social and Economic	<p>Proposals in the Llangefni and Environs AoS, either alone or in combination with other developments, should not have an unacceptable impact on local businesses and quality of life. An assessment of the socio-economic impacts of proposals should be undertaken, the detail of which should be commensurate with the type and scale of development proposed. Particular attention should be given to potential impacts on Llangefni's most deprived LSOAs. Where the potential for adverse impacts is identified, appropriate mitigation and/or compensation should be implemented.</p> <p>The County Council will expect a Welsh Language Statement to be submitted with all associated development applications in this AoS and a more detailed Welsh Language Impact Assessment with larger proposals, in accordance with the thresholds set out in Supplementary Planning Guidance: Planning and the Welsh Language (2007).</p>
Highways Capacity	<p>The project promoter should ensure that proposals, either alone or in combination with other developments, do not exacerbate traffic congestion. In accordance with national and local planning policy and guidance and GPI4 in this SPG, the project promoter should assess potential impacts on highway infrastructure and ensure that highway improvements are provided where appropriate to minimise congestion, ensure safety and minimise environmental impacts associated with noise, air quality and severance.</p> <p>New development should be located so as to minimise the need to travel and maximise sustainable transport access. The County Council will expect the project promoter to identify opportunities for investment in local public transport and the enhancement of existing, and provision of new, pedestrian and cycle paths.</p>

5.4 Amlwch and Environs

Overview

- 5.4.1 Amlwch, together with its immediate hinterland, forms the Amlwch and Environs AoS. Amlwch is the most northerly town in Wales and is situated on the north coast of Anglesey, on the A5025. The AoS is approximately 10km from the main NNB site.
- 5.4.2 Amlwch is the main centre for employment and services in the north of the Island and as at the 2011 Census had a population of 3,789. However, almost half of the town's workforce out-commutes, higher than any other centre on the Island. The town contains a number of important community facilities and services including a primary school, secondary school and leisure centre.
- 5.4.3 Amlwch Port is within the 30% most deprived LSOAs in Wales and the 20% most deprived on Anglesey with employment, education, housing and access to services being particular issues³³. Unemployment levels are also relatively high in Amlwch, its environs and across the north of the Island. For example, in May 2014 the proportion of the population that claimed job seekers allowance (a measure of unemployment) in the ward of Amlwch Port was 5.3% compared to 3.6% in Anglesey as a whole and a Great Britain average of 2.6%³⁴. In consequence, there is the potential for investment related to the Wylfa NNB Project to help address existing social and economic issues in the town.
- 5.4.4 Amlwch is identified as one of the main centres for growth in the existing Development Plan, Stopped UDP and the emerging JLDP. It is in close proximity to the main NNB site via the A5025 and has the potential for an enhanced role as a key centre in the north of the Island for construction worker accommodation, commerce and employment opportunities to support the Wylfa NNB Project. Investment in Amlwch related to the NNB Project could help to enhance the vitality and viability of the town, maintain and enhance existing facilities and services (and support new provision) and stimulate the creation of local job opportunities, supporting its future prosperity.



³³ Welsh Index of Multiple Deprivation 2011.

³⁴ NOMIS: Claimant Count.

Opportunities

- 5.4.5 Specific, known development opportunities in this AoS are confined to extant smaller scale employment and housing allocations within Amlwch's development boundary. The AoS does include the former chemical works site located to the north-east which is allocated in the Local Plan and Stopped UDP for employment use. The site is currently the subject of a planning application submitted by Amlwch LNG for the construction of a Liquid Natural Gas (LNG) plant. The AoS also includes the existing Amlwch Business Park which is adjacent to the urban area to the south west of the town centre. The Business Park includes an extant Local Plan allocation and other available plots which may be appropriate for NNB-related development.
- 5.4.6 The Rhosgoch Anglesey Enterprise Zone site (EZ8) is within close proximity (circa 5km) of the Amlwch and Environs AoS. This site is understood to be one of three onshore substation site options being considered by Celtic Array to connect the proposed Rhiannon Wind Farm to the electricity transmission network. The site has also been identified by the County Council and Welsh Government as having the potential to host NNB-related development and supply chain firms and could provide an important source of employment to residents in Amlwch. In consequence, it will be important for any NNB-related proposals at EZ8 to consider linkages with this AoS in terms of jobs provision, accessibility to community facilities and services and housing in Amlwch.

Key Issues

- 5.4.7 The Amlwch and Environs AoS has a particularly rich and sensitive natural environment and cultural heritage that plays an important role in supporting the prosperity of Amlwch and the visitor economy of the Island as a whole. Key issues that will need to be considered by the project promoter in this AoS include:
- **The natural environment:** Whilst there are no designated nature conservation sites in the Amlwch and Environs AoS, the Liverpool Bay SPA is located approximately 3km to the east of the AoS and the Mynydd Parys SSSI is situated approximately 1km to the south. The Anglesey AONB and Heritage Coast follows the coastline to the north of the AoS whilst the emerging JLDP has proposed a Special Landscape Area adjacent to the south of the built up area of Amlwch and extending to include Parys Mountain;
 - **The historic environment:** The Amlwch and Environs AoS has a rich historic environment built upon the industrial heritage of Amlwch. A large proportion of the AoS is within the designated Amlwch and Parys Mountain Historic Landscape which links Amlwch to Parys Mountain and a number of scheduled monuments. Parys Mountain was once the greatest copper mine in Wales and Britain and the largest copper producer in Europe in the late 18th century. Its relationship with the town and port of Amlwch which sustained it make it a

landscape of considerable industrial archaeological importance and the only internationally important non-ferrous mining site in Wales. Other assets of particular importance include Amlwch and Amlwch Port Conservation Areas and a number of listed buildings in the town itself;

- **Flood risk:** The coastline to the north of the AoS and parts of Amlwch are within Flood Zone C2. In this regard, the North West Wales Catchment Flood Management Plan (2010) identifies Amlwch as one of the small towns/villages where property and infrastructure are at risk from flooding;
- **Utilities:** It is understood that there is insufficient capacity in the electrical network to accommodate new development. Further discussions are also required with Welsh Water and Wales & West Utilities to discuss the condition and capacity of the water, sewerage and gas network;
- **Social and economic:** As a potential location for construction worker accommodation and other NNB-related development, Amlwch’s local economy and communities may experience substantial change and pressure arising from new development. A relatively high proportion of the population in this AoS speak Welsh. For example, in the Amlwch Port ward 65% of residents can speak Welsh compared to 57% across Anglesey (and 19% nationally)³⁵; and
- **Tourism:** The visitor economy, linked to the area’s industrial heritage, is an important sector. The Port and Copper Kingdom Visitor Centre and, beyond the AoS, Parys Mountain, are particularly important tourist attractions.

5.4.8 Careful consideration will also need to be given to the potential for adverse cumulative impacts associated with NNB-related development in this AoS and other development proposals, most notably the proposed LNG plant at the former chemical works site and Rhiannon Wind Farm cable landfall sites (should they be within and/or adjacent to the AoS).

GP 29 Amlwch and Environs	
Associated Development	
Construction Worker Accommodation	The development of small scale (i.e. below 50 units) and large scale (above 50 units) construction worker accommodation comprising purpose built, private rented and/or tourist accommodation in the Amlwch and Environs AoS will be supported provided that it is of an appropriate scale and proportionate to the size of the existing resident population, taking into account other proposed or consented developments. The County Council will encourage accommodation of a type which provides a lasting legacy benefit. In accordance with existing Local Plan policy, the Stopped UDP and the emerging JLDP, new development should be located within, or on the

³⁵ Office for National Statistics.

GP 29 Amlwch and Environs	
	<p>fringe of, the defined development boundary of Amlwch with a preference for development on brownfield sites and land allocated for residential use in the Development Plan, Stopped UDP and emerging JLDP.</p> <p>Proposals for construction worker accommodation should be in accordance with relevant national and local planning policy and guidance and the guidance set out in this and other SPG in terms of location, design and type.</p>
Employment	<p>The County Council supports the generation of suitable small and large scale new business opportunities and the expansion of existing businesses in the Amlwch and Environs AoS related to the Wylfa NNB Project. New employment uses should be located within the defined development boundary of Amlwch, with a preference for development on brownfield sites and land allocated for employment use in the Development Plan, Stopped UDP and emerging JLDP.</p> <p>In accordance with local and national planning policies and guidance, the County Council will support employment generating proposals on other suitable sites outside the development boundary subject to appropriate justification with respect to operational need, due consideration of environmental and social issues and there being no suitable alternative sites within the development boundary.</p>
Community Facilities and Services	<p>The County Council will require the enhancement of existing, and the provision of suitable new, community facilities and services in the Amlwch and Environs AoS that meet the needs of construction workers, can be used by the local community during the construction of the Wylfa NNB Project and which can be made available post construction as a permanent legacy benefit.</p> <p>The location, scale and design of new community facilities and services or improvements to existing ones should accord with Development Plan policy and guidance set out in GP6 of this SPG and other SPGs. In particular, facilities and services should be easily accessible by foot, cycle and public transport and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').</p>
Transport and Freight Logistics	<p>Support for improvements to the current system of public transport should be brought forward and opportunities to improve the provision for cyclists between the town and main NNB site identified and implemented.</p>
Opportunities	
Amlwch Industrial Estate	<p>The project promoter, in liaison with the County Council, should explore opportunities to locate NNB-related employment uses at Amlwch Business Park.</p>

GP 29 Amlwch and Environs	
Rhosgoch Enterprise Zone Site	Proposals for community facilities and services, transport, infrastructure and construction worker accommodation located in the Amlwch and Environs AoS should consider, where appropriate, linkages with the Rhosgoch Enterprise Zone as a potential location for other NNB-related development/supply chain firms.
Key Issues	
Natural Environment	<p>Proposals in the Amlwch and Environs AoS, either alone or in combination with other developments, should not have adverse effects on the Liverpool Bay SPA and Mynydd Parys SSSI (or their interest features) or other ecological assets both within and close to the AoS.</p> <p>Careful consideration should be given to the location, scale and design of development in order to conserve and enhance important landscape designations including the Anglesey AONB, Heritage Coast and proposed Special Landscape Area.</p> <p>Adverse effects on the natural environment should be mitigated and/or compensated as far as possible and in accordance with national and local planning policies and guidance as well as guidance contained in this SPG. Opportunities should also be sought to increase green infrastructure provision in this AoS and to deliver biodiversity and landscape enhancements.</p>
Historic and Built Environment	<p>Development proposals, either alone or in combination with other developments, should seek to avoid adverse impacts on the industrial heritage of the area and conserve the historic landscape. In accordance with national and local planning policy and GP22, an assessment of the impact of proposals on the historic environment should be undertaken with particular attention given to designated sites (and their settings) within and in close proximity to the AoS including:</p> <ul style="list-style-type: none"> • Amlwch and Amlwch Port Conservation Areas; • Listed buildings; and • Scheduled monuments at Parys Mountain. <p>The County Council will expect the project promoter to work with Amlwch Industrial Heritage Trust as part of the preparation of proposals in this AoS to ensure that adverse effects are identified and mitigated/compensated and benefits maximised.</p> <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, in accordance with guidance included in this and other SPG adopted by the County Council.</p>
Flood Risk	In accordance with national and local planning policies, development should be located away from areas of flood risk. Should proposals be brought forward on land subject to flood risk, a comprehensive approach to flood risk alleviation is expected, informed by a Flood

GP 29	Amlwch and Environs
	Consequence Assessment.
Utilities	<p>In identifying locations and developing proposals for associated development in the Amlwch and Environs AoS, the project promoter should work with Welsh Water, Scottish Power Energy Networks and Wales & West Utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development. This investment may include improvements to, for example, the electrical infrastructure (dependent on the scale of associated development in the area).</p>
Social and Economic	<p>Proposals in the Amlwch and Environs AoS, either alone or in combination with other developments, should not have an unacceptable impact on local businesses and the quality of life of communities. An assessment of the socio-economic impacts of proposals should be undertaken, the detail of which should be commensurate with the type and scale of development proposed. Where the potential for adverse impacts is identified, appropriate mitigation and/or compensation should be implemented.</p> <p>The County Council will expect a Welsh Language Statement to be submitted with all associated development applications in this AoS and a more detailed Welsh Language Impact Assessment with larger proposals, in accordance with the thresholds set out in Supplementary Planning Guidance: Planning and the Welsh Language (2007).</p> <p>In order to promote community cohesion, proposals should enable the integration of existing and new communities, services and facilities.</p>
Tourism	<p>Proposals in the Amlwch and Environs AoS, either alone or in combination with other developments, should not adversely affect the tourism potential of the area. A detailed assessment of potential effects associated with development on tourism (both alone and in combination with other proposals) will be expected.</p> <p>Measures to address any potential adverse impacts on tourism and maximise opportunities from investment in this AoS could include:</p> <ul style="list-style-type: none"> • Maintenance and, where possible, enhancement of access to the coast allied with improvement to the Wales Coast Path; • Maintenance and strategic improvements to the Public Rights of Way Network, cycle routes and walking trail networks; • Improvements to visitor infrastructure and facilities; • Destination marketing in liaison with Visit Wales, the Destination Management Plan Partnership, the County Council and Amlwch Industrial Heritage Trust; and • Promotion of the Port and Copper Kingdom Visitor Centre. <p>Opportunities may also exist in this AoS to develop linkages with, and</p>

GP 29	Amlwch and Environs
	<p>support, a NNB visitor centre including through marketing or provision of transport links to the centre.</p> <p>The development of small-scale, high quality tourism accommodation for temporary use by construction workers may be supported in this AoS, subject to the guidance contained in GPI2 of this SPG.</p>

5.5 A55/A5 Corridor

Overview

5.5.1 This AoS forms a corridor around the A55 dual carriageway and A5 which bisect the Island on an east-west alignment between the Britannia Bridge and Valley. The A55 is a Trans European Network route (E22) and a key strategic transport corridor on the Island, essential to the economic performance of Anglesey and the wider North Wales region. The Wales Spatial Plan seeks to maximise opportunities associated with the A55, particularly between the economies of Ireland, North Wales and beyond, whilst ensuring transport links between the hubs and rural areas are adequate to provide access to services, employment and leisure opportunities. The A5, meanwhile, is an important regional/county route.



5.5.2 Transport movements associated with the construction of the NNB are likely to affect the A55 and A5 as the principle routes onto and across the Island and in consequence there may be a need to improve highways capacity and resilience at several locations, including:

- A55 Britannia Bridge;
- A5 Menai Bridge;
- Around the A5/A5025 at Valley;
- A55 Junction 2 and 3 (A55/A5 junction); and
- Along the A55 (particularly at peak times of the day and holiday seasons).

5.5.3 The County Council will therefore support proposals for improvements to the highways network in connection with the Wylfa NNB Project in the A55/A5 Corridor. Reflecting the Transport Position Statement for Wylfa New Nuclear Power Station (2011), Development Plan policy and guidance



contained in this SPG, the project promoter should also seek to reduce vehicle movements associated with the NNB Project including through investment in public transport and the provision of Park and Ride and Park and Share sites at key residential hubs in this AoS (for example, near Valley) as well as through the provision of new, and enhancement of existing, pedestrian and cycle routes.

- 5.5.4 The A55/A5 Corridor includes the settlements of Valley, Gaerwen, Llanfairpwll and Menai Bridge which are identified as local service centres in the Development Plan and emerging JLDP and contain a range of important community facilities and services including primary schools, GP surgeries, post offices and, at Menai Bridge, a secondary school, library and leisure centre. These settlements are therefore considered to have the potential to accommodate some development related to the NNB Project including: those uses related to construction worker accommodation; employment; supply chain; transportation and logistics. It is the County Council's view that other settlements in this AoS are unlikely to be suitable for accommodating NNB-related development due to their size and position in the settlement hierarchy.
- 5.5.5 A Corporate Hub in this AoS would enable workers, visitors and sub-contractors who do not need to visit the main NNB site itself to attend meetings and training sessions off-site, thus reducing the number of trips along the County road network.

Opportunities

- 5.5.6 It will be important for transport infrastructure development in this AoS to complement other infrastructure investment proposals and enhancements including those contained in the County Council's Highways Asset Management Plan and emerging Cycle Strategy as well as highways capacity improvements linked with the Anglesey Enterprise Zone sites and other major strategic investments on the Island.
- 5.5.7 The Gaerwen Industrial Estate Anglesey Enterprise Zone site (EZ7) is located to the east of Gaerwen. The site includes existing industrial uses with significant potential for expansion and has spare capacity within the existing estate to accommodate low carbon energy businesses. Other potential development opportunities in the A55/A5 Corridor include vacant plots at the established Mona Industrial Estate, which are identified in the Employment Land Review prepared in support of the emerging JLDP as being potentially suitable for B2 and B8 uses, as well as extant Development Plan and Stopped UDP housing and employment allocations.
- 5.5.8 The Menai Science Park is being developed by Bangor University. It is anticipated that the Science Park will become a hub for companies specialising in scientific innovation, research and development. The Park could play host to industry facing and science based research projects, located currently within Bangor University, within the Small and Medium Enterprises community and within large corporates. It

is hoped that the Park will build on the existing strengths of Bangor University in a number of research areas, including energy, environmental services, clean technology, engineering and electronics.

- 5.5.9 The Science Park will contribute towards establishing the Island as a centre for excellence for low carbon energy through the Enterprise Zone status and Anglesey's own Energy Island vision. The preferred location for the Science Park is a strategic site at Junction 7 on the A55 expressway near Gaerwen, although planning permission has not yet been granted for the development and conditions attached to any consent may restrict the type of uses that could be accommodated on the site.

Key Issues

- 5.5.10 There are a number of issues that will need to be considered by the project promoter in the A55/A5 Corridor AoS. These issues include:
- **The natural environment:** The Menai Strait is a European designated nature conservation site (Menai Strait and Conwy Bay SAC). A further SAC (Llyn Dinam) is located at Valley Lakes to the west of the AoS. There are several SSSIs within and in close proximity to the AoS including (but not limited to), Cors Bodwrog to the north-east of Gwalchmai, Malltraeth Marsh to the west of Pentre Brerw, Valley Lakes and Beddmanarch-Cymyran to the west of Valley. The Anglesey AONB is located to the far east and west of the AoS. The AoS also includes two proposed Special Landscape Areas, one to the south of Llanfairpwll and the other to the south of Llangefni;
 - **The historic environment:** There are a large number of designated historic assets in the A55/A5 Corridor AoS including listed buildings and historic parks and gardens;
 - **Flood risk:** There are a number of flood risk areas affecting parts of this AoS and in particular the south-east of Valley, which lies within Flood Zone C1;
 - **Utilities:** The Water Cycle Study prepared by AMEC (2014) has indicated that Llanfairpwll wastewater treatment works is considered to be currently operating close to its volumetric capacity. The catchments of Valley, Gaerwen and Llanfairpwll wastewater treatment works have experienced sewer network flooding incidents; and
 - **Social and economic:** The A5 and A55 pass through and are adjacent to a number of settlements. Noise levels along and adjacent to the A55 are above 55dB (the World Health Organisation's Guidelines for Community Noise (1999) sets an aspirational 55dB LAeq, 16hr noise level for the avoidance in the onset of annoyance)).

Settlements in this AoS are relatively small and have a limited range of services and facilities. Consequently, it will be important to consider the socio-economic

impact of NNB-related development in this AoS including in respect of community cohesion, Welsh language and culture.

GP 30 A55/A5 Corridor	
Associated Development	
Construction Worker Accommodation	<p>The development of small scale (i.e. below 50 units) construction worker accommodation comprising private rented and/or tourist accommodation in the A55/A5 Corridor will be supported at Valley, Gaerwen, Llanfairpwll and Menai Bridge provided that it is of an appropriate scale and proportionate to the size of the existing resident population, taking into account other proposed or consented developments. Purpose built accommodation will be supported where it provides a lasting legacy benefit.</p> <p>In accordance with existing Local Plan policy and the emerging JLDP, new development should be located within, or on the fringe of, the defined development boundaries of these settlements with a preference for development on brownfield sites and land allocated for residential use in the Development Plan, Stopped UDP and emerging JLDP.</p> <p>Reflecting existing Development Plan policy and the emerging JLDP, any provision at the settlements listed above should be limited and be of an appropriate scale that is proportionate to the size of the existing resident population at each settlement and existing levels of service provision, reflecting their respective position in the settlement hierarchy.</p> <p>Proposals for construction worker accommodation should be in accordance with relevant national and local planning policy and guidance and the guidance set out in this and other SPG in terms of location, design and type.</p>
Employment	<p>The County Council supports the generation of suitable small and large scale new business opportunities in the A55/A5 Corridor related to the Wylfa NNB Project. New employment uses should be located within the defined development boundaries of Valley, Gaerwen, Llanfairpwll and Menai Bridge, with a preference for development on brownfield sites and land allocated for employment use in the Development Plan, Stopped UDP and emerging JLDP.</p> <p>In accordance with local and national planning policies and guidance, the County Council will support employment generating proposals on other suitable sites outside the development boundaries of the settlements listed above, subject to appropriate justification with respect to operational need, due consideration of environmental and social issues and there being no suitable alternative sites within the development boundaries.</p> <p>The expansion of existing business will be supported providing the development is consistent with local and national planning policy and guidance.</p>

GP 30	A55/A5 Corridor
Community Facilities and Services	<p>The County Council will require the enhancement of existing, and the provision of suitable new, community facilities and services in the A55/A5 Corridor that meet the needs of construction workers, can be used by the local community during the construction of the Wylfa NNB Project and which can be made available post construction as a permanent legacy benefit.</p> <p>The location, scale and design of new community facilities and services or improvements to existing ones should accord with Development Plan policy and guidance set out in GP6 of this SPG and other SPGs. In particular, facilities and services should be easily accessible by foot, cycle and public transport and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').</p>
Transport and Freight Logistics	<p>The County Council supports proposals associated with improvements to the A55 and A5 and development of freight logistics in this AoS, subject to national and local planning policy and guidance as well as guidance contained in this SPG, particularly GPI 4.</p> <p>In considering the suitability of the works proposed, the County Council will require evidence that:</p> <ul style="list-style-type: none"> • The number of vehicles proposed is the minimum necessary and that other more sustainable methods of transportation to the main NNB site have been investigated and adopted where possible; • Appropriate Traffic Management Plans concerning the scheduling of movements, the bulking up of loads and the types of vehicles to be used will be adopted; and • The works proposed minimise wherever possible the land take and severance that may otherwise occur to local communities. <p>To facilitate the sustainable movement of construction workers to and from the main NNB site, the County Council will support investment in public transport, cycle and pedestrian routes and the provision of Park and Ride and Park and Share facilities. Such facilities should be located in close proximity to Valley, Gaerwen, Llanfairpwll and/or Menai Bridge. Where appropriate, the development of these facilities should provide a legacy benefit either through their continued use beyond the construction period or by offering land for redevelopment.</p>
Corporate Hub	<p>The County Council will expect the project promoter to make provision for a Corporate Hub within or in close proximity to this AoS. Proposals for a Corporate Hub should:</p> <ul style="list-style-type: none"> • Reduce the need to travel to the main NNB site for business which does not require an on-site presence; • Be in close proximity to major transport corridors and with good existing access to passenger rail stations, Holyhead Port and Anglesey Airport (or improved access as a result of the development);

GP 30 A55/A5 Corridor	
	<ul style="list-style-type: none"> • Be accessible to the local labour market; • Incorporate exemplary architectural and sustainable standards of design; • Maximise linkages with other low carbon and research and development investment on the Island including the proposed Science Park; and • Be of a design that is adaptable in order to provide a legacy benefit in terms of employment use beyond the NNB construction period.
Opportunities	
Gaerwen Industrial Estate Enterprise Zone Site	<p>The project promoter, in liaison with the County Council and Welsh Government, should explore opportunities to locate NNB-related employment uses at the Gaerwen Industrial Estate Enterprise Zone site (EZ7).</p> <p>Proposals for construction worker accommodation, community facilities, services and infrastructure elsewhere in the AoS should support and complement the delivery of this and other Enterprise Zone sites where appropriate.</p>
Mona Industrial Estate and Extant Allocations	<p>The project promoter should explore the potential to utilise vacant plots at the established Mona Industrial Estate as well as extant Development Plan and Stopped UDP housing and employment allocations located in Valley, Gaerwen, Llanfairpwll and/or Menai Bridge.</p>
Menai Science Park	<p>In liaison with Bangor University and the County Council, and subject to planning permission, the project promoter should explore the potential for NNB-related development to be located at, or in close proximity to, the proposed Menai Science Park.</p>
Existing and Emerging Transport Proposals	<p>The project promoter will be expected to work in partnership with the County Council to identify opportunities to complement and support the delivery of County transport proposals, including those related to:</p> <ul style="list-style-type: none"> • The Highways Asset Management Plan; • Highways capacity improvements linked with the Anglesey Enterprise Zone sites; and • The emerging County Council's Cycle Strategy.
Key Issues	
Natural Environment	<p>Proposals in the A55/A5 Corridor, either alone or in combination with other developments, should not have adverse effects on the Menai Strait and Conwy Bay SAC and Llyn Dinam SAC (or their interest features) or other ecological assets such as SSSIs within and close to the AoS.</p> <p>Careful consideration should be given to the location, scale and design of development to the far west and east of the AoS, in order to</p>

GP 30	A55/A5 Corridor
	<p>conserve and enhance the Anglesey AONB and the proposed Special Landscape Areas that are of relevance to the AoS. When designing necessary road improvements, the County Council will adopt a presumption against development within the AONB unless wider environmental and social benefits can be demonstrated to outweigh the adverse effects to it. It will also require the use of materials for related structures (for acoustic walls, footpaths etc) that reflect local character; that Public Rights of Way are not severed (and that enhancements (condition, signage) to them are adopted)); and that vegetation and wider habitat loss is minimised and where lost, replaced.</p> <p>Adverse effects on the natural environment should be mitigated and/or compensated as far as possible and in accordance with national and local planning policy and guidance as well as guidance contained in this SPG. Opportunities should also be sought to deliver biodiversity and landscape enhancements.</p>
Historic and Built Environment	<p>Development proposals, either alone or in combination with other developments, should seek to avoid adverse impacts on the area's historic assets (and their settings). In accordance with national and local planning policies and GP22, an assessment of the impact of proposals on the historic environment should be undertaken with particular attention given to designated sites within and in close proximity to the A55/A5 Corridor.</p> <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, in accordance with guidance included in this and other SPG adopted by the County Council.</p>
Flood Risk	<p>In accordance with national and local planning policies, development should be located away from areas of flood risk. Should proposals be brought forward on land subject to flood risk, a comprehensive approach to flood risk alleviation is expected, informed by a Flood Consequence Assessment.</p>
Utilities	<p>In identifying locations and developing proposals for associated development in this AoS, the project promoter should work with Welsh Water, Scottish Power Energy Networks, and Wales & West Utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development. This investment may include improvements to the electrical infrastructure and to the local sewerage infrastructure (dependent on the scale of associated development in the area).</p> <p>The project promoter should enter into early discussion with Welsh Water in respect of any development proposals within the catchments of Gaerwen and Llanfairpwll wastewater treatment works.</p>

GP 30	A55/A5 Corridor
Social and Economic	<p>Proposals in the A55/A5 Corridor, either alone or in combination with other developments, should not have an unacceptable impact on local businesses and quality of life. An assessment of the socio-economic impacts of proposals should be undertaken, the detail of which should be commensurate with the type and scale of development proposed. In particular, careful consideration will need to be given to the potential impacts of development on existing community services and facilities in the AoS. In order to avoid placing pressure on existing provision, and to promote community cohesion, proposals should enable the integration of existing and new communities, services and facilities.</p> <p>The project promoter should minimise adverse impacts on residential amenity from light, air, vibration and noise pollution associated with the construction and operation of transport related development. Reflecting GP7, measures to minimise adverse impacts may include:</p> <ul style="list-style-type: none"> • Screening construction activities; • Providing compensation to affected receptors; • HGV routing; • Restrictions to construction working hours and traffic management; and • Monitoring of potential impacts including in respect of noise, air quality and light pollution. <p>Proposals, either alone or in combination with other developments, should not have an adverse impact on Welsh language and culture in the A55/A5 Corridor. The County Council will expect a Welsh Language Statement to be submitted with all associated development applications in this AoS and a more detailed Welsh Language Impact Assessment with larger proposals, in accordance with the thresholds set out in Supplementary Planning Guidance: Planning and the Welsh Language (2007).</p>

5.6 A5025 Corridor

Overview

5.6.1 This AoS constitutes a corridor focused upon the A5025 that connects Valley to Cemaes and to Amlwch. Studies undertaken by the Wylfa NNB project promoter and the County Council suggest that transportation of abnormal loads could take place from Holyhead Port via road or sea to the main NNB site and that physical improvements such as passing places, accident prevention schemes and visibility improvements would be likely to be needed on the A5025. Similar work would also be required to facilitate the transportation of



general freight. Horizon's Heavy Route and Marine Off Loading Facility (MOLF) study concludes that there are four locations in this AoS where improvements would be needed on the local highways network to accommodate the construction of the NNB:

- A5/A5025 (Valley);
- A5025 Llanfachraeth;
- A5025 Llanfaethlu;
- A5025/Site Access Road Tregle.

5.6.2 Other route improvements along the A5025 are also considered necessary by the County Council including, for example, improvements to road alignment at Cefn Coch.

5.6.3 There are no large settlements (i.e. urban service centres or local service centres) within this AoS. The main settlements are the small villages of Llanfachraeth, Llanfaethlu, Llanrhyddlad and Bull Bay which are connected by a bus service that runs the length of the corridor connecting the settlements with Holyhead and Amlwch on an hourly basis. These villages contain a limited range of community facilities and services and the Development Plan and emerging JLDP would support small scale development in these villages and in the wider rural area where it would help to support services and facilities provision for local communities.

5.6.4 Given its rural and comparatively sparsely populated character, lack of community facilities to accommodate development and the absence of potential development

opportunities, for the purposes of this SPG, the A5025 Corridor AoS is characterised as an existing transport corridor providing:

- Access to the main NNB site and one which is likely to be the subject of a significant increase in traffic during the construction phase of development; and
- An important link between Amlwch and its rural hinterland communities, which include Llanfachraeth, Llanfaethlu, Llanrhyddlad and Bull Bay.

The focus of guidance for this AoS is therefore to identify the requirements for the mitigation of effects arising from this transportation function.

Opportunities

5.6.5 Reflecting the predominantly rural character of the A5025 Corridor AoS, opportunities for NNB-related development are likely to be limited to proposals that are of a scale and type appropriate to the capacity of settlements to accommodate development. Significant levels of development would not be supported by existing Development Plan policy, the emerging JLDP or national planning policy. Limited development within the defined villages may be appropriate but would need to be of a small scale and capable of being supported by existing services and facilities.

5.6.6 It will be important for transport infrastructure development in this AoS to complement other investment proposals and enhancements including those contained in the County Council's Highways Asset Management Plan and emerging Cycle Strategy as well as highways capacity improvements linked with other major strategic investments on the Island including the decommissioning of the existing Magnox nuclear power station.

Key Issues

5.6.7 The County Council recognises the importance of the natural environment within this AoS which reflects its rural nature. Key issues facing the AoS are likely to be the environmental and social effects arising from an anticipated increase in traffic along the A5025 and highways improvements. The key issues are considered to be:

- **The natural environment:** There are four SSSIs which extend into this AoS (Cae Gwyn, Llyn Llygeirian, Llyn Garreg-Lwyd and Beddmanarch-Cymyran). The southern stretch of the corridor between Valley and Cemaes includes parts of the Anglesey AONB. Similarly, the AONB extends into the AoS between Cemaes and Amlwch and abuts the northern side of the A5025 along its whole length at this point. A proposed JLDP Special Landscape Area also abuts part of the search area boundary to the east;

- **The historic environment:** There are a large number of designated historic assets in this AoS including listed buildings and a registered historic park and garden;
- **Social and economic:** The A5025 passes through a number of small villages which, whilst identified as being outside areas of defined tranquillity, experience current noise levels below 55dB (55dB (the World Health Organisations Guidelines for Community Noise (1999) sets an aspirational 55dB LAeq, 16hr noise level for the avoidance in the onset of annoyance). Light, air, vibration and noise pollution issues will need to be identified, assessed and mitigated; and
- **Road safety:** The A5/A5025 route from Holyhead to Wylfa is currently classified as a Highways Agency Class D advisory heavy load route. This recognises its present use as a route to access the existing Magnox nuclear power station. The County Council anticipates that the A5025, particularly between Valley and Cemaes, will form a key access route for construction vehicles and construction worker vehicles during the construction phase of the NNB and that it will also be used during the operational phase of the development. As noted above, the A5025 passes through small villages and in consequence road safety along the highway may be compromised depending upon the number, type and frequency of vehicles deployed.

GP 31 A5025 Corridor	
Associated Development	
Employment	<p>In accordance with local and national planning policy, the County Council will generally only support proposals to accommodate appropriate new, small scale employment uses providing supply chain opportunities related to the Wylfa NNB Project in or adjoining the main villages in the A5025 Corridor. The County Council may, however, support employment generating proposals on other suitable sites where there is strong justification with respect to operational need which cannot be accommodated within villages and due consideration of environmental and social issues.</p> <p>The expansion of existing business will be supported providing the development is consistent with local and national planning policy and guidance.</p>
Community Facilities and Services	<p>The County Council does not anticipate there to be a requirement for substantial investment in existing, or new, community facilities and services in the A5025 Corridor. Should opportunities arise to enhance existing, or provide additional services, then the location, scale and design of new community facilities and services or improvements to existing ones should accord with Development Plan policy and guidance set out in GP6 of this SPG and other SPGs. In particular, facilities and services should be easily accessible by foot, cycle and public transport and should be built to the highest environmental standard possible (i.e.</p>

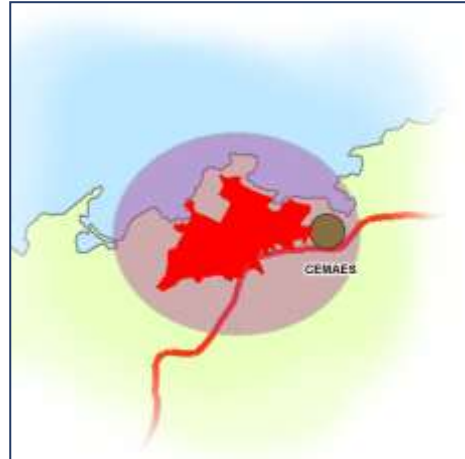
GP 31 A5025 Corridor	
	BREEAM 'Excellent').
Transport and Freight Logistics	<p>The County Council supports proposals associated with improvements to the A5025 and particularly between Valley and Cemaes and between Cemaes and Amlwch. In considering the suitability of the works proposed, the County Council will require evidence that:</p> <ul style="list-style-type: none"> • The number of vehicles proposed is the minimum necessary and that other more sustainable methods of transportation to the main NNB site have been investigated and adopted where possible; • Appropriate Traffic Management Plans concerning the scheduling of movements, the bulking up of loads and the types of vehicles to be used will be adopted; and • The works proposed minimise wherever possible the land take and severance that may otherwise occur to local communities.
Opportunities	
Existing and Emerging Transport Proposals	<p>The project promoter will be expected to work in partnership with the County Council to identify opportunities to complement and support the delivery of County transport proposals, including those related to:</p> <ul style="list-style-type: none"> • The Highways Asset Management Plan; • Highways capacity improvements linked with the Anglesey Enterprise Zone sites; and • The emerging County Council's Cycle Strategy.
Key Issues	
Natural Environment	<p>Proposals in the A5025 Corridor, either alone or in combination with other developments, should not have significant adverse effects on ecological assets within and close to the AoS.</p> <p>Careful consideration should be given to the location, scale and design of development in order to conserve and enhance the Anglesey AONB and the proposed Special Landscape Area that are relevant to the A5025 Corridor. When designing necessary road improvements, the County Council will adopt a presumption against development within the AONB unless wider environmental and social benefits can be demonstrated to outweigh the adverse effects to it. It will also require the use of materials for associated structures (for acoustic walls, footpaths etc) that reflect local character; that Public Rights of Way are not severed (and that enhancements (condition, signage) to them are adopted)); and that vegetation and wider habitat loss is minimised and where lost, replaced.</p> <p>Adverse effects on the natural environment should be mitigated and/or compensated as far as possible and in accordance with national and</p>

GP 31	A5025 Corridor
	local planning policies and the guidance contained in this SPG and other SPGs. Opportunities should also be sought to deliver biodiversity and landscape enhancements.
Historic and Built Environment	<p>Development proposals, either alone or in combination with other developments, should seek to avoid adverse impacts on the area's historic assets (and their settings). In accordance with national and local planning policies and GP22, an assessment of the impact of proposals on the historic environment should be undertaken with particular attention given to designated sites within and in close proximity to the A5025 Corridor.</p> <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, in accordance with guidance included in this and other SPG adopted by the County Council.</p>
Utilities	In identifying locations and developing proposals for associated development in this AoS, the project promoter should work with Welsh Water, Scottish Power Energy Networks, and Wales & West Utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development.
Social and Economic	<p>The project promoter should minimise adverse impacts on residential amenity from light, air, vibration and noise pollution associated with the construction and operation of transport related development. Reflecting GP7, measures to minimise adverse impacts may include:</p> <ul style="list-style-type: none"> • Screening construction activities; • Providing compensation to affected receptors; • HGV routing; • Restrictions to construction working hours and traffic management; and • Monitoring of potential impacts including in respect of noise, air quality and light pollution.
Road Safety	Measures should be implemented to maintain and enhance road safety along the A5025 both for drivers of construction vehicles but also construction workers, local residents, tourists/visitors, operators of other businesses and services, cyclists, horse riders and pedestrians.

5.7 Cemaes and Environs

Overview

5.7.1 The Cemaes and Environs AoS is situated on the north coast of Anglesey and comprises land surrounding the proposed main NNB site. It includes the villages of Cemaes to the east and Treglele to the south and as at the 2011 Census had a population of approximately 1,400³⁶. The AoS also contains the existing nuclear power station operated by Magnox which is situated west of Cemaes Bay.



5.7.2 Cemaes is the main settlement in this AoS. Development Plan policy, the Stopped UDP and the emerging JLDP identify Cemaes as a local service centre with a defined settlement boundary, being suitable to accommodate some housing growth alongside the provision of services and retail. This primarily reflects the village's existing role in providing important services and facilities to meet both local needs as well as those of communities in its rural hinterland which include a primary school, surgery, library, post office and shops. Treglele, meanwhile, is identified as a local village suitable for development that addresses community needs and respects existing character.

5.7.3 The existing nuclear power station constitutes a major employer in the area and for the Island as a whole. At 2012, permanent staff numbers at the power station were 543 with 46 fixed term contract holders, giving a total of 589 staff employed directly at the site. The power station also plays an important role in supporting



local businesses on the Island (data on expenditure with local businesses shows direct contracts to a value of £3.2m in 2011/12) and sustaining existing service provision in both the Cemaes and Environs AoS and across the Island.³⁷ Consent was obtained from the Office for Nuclear Regulation (ONR) to decommission the power station in

³⁶ The population of the community area of Llanbadrig, which includes Cemaes and Treglele, had a population of 1,357 as at the 2011 Census.

³⁷ Magnox Ltd (2013) *Wylfa Nuclear Power Station: Environmental Statement 2013 Update*.

March 2009 and Reactor 2 subsequently ceased operation in April 2012. A further consent was granted for the decommissioning of Reactor 1 in September 2013. Whilst decommissioning activities will generate employment opportunities and spend in the Island's economy, on balance the closure of the existing power station is likely to represent a significant loss of stable employment, reduction in investment in local businesses and could undermine service provision, affecting quality of life amongst the Island's residents.

- 5.7.4 Taking into account the role of Cemaes in the Island's settlement hierarchy, coupled with the combined scale of development that could occur, the Cemaes and Environs AoS is considered to have the potential to host a range of development related to the Wylfa NNB Project including construction worker accommodation, permanent staff accommodation, employment, supply chain, transportation and logistics.

Opportunities

- 5.7.5 In addition to the decommissioning of the existing nuclear power station, offshore consent has been granted by the Welsh Government for the installation of a marine tidal turbine array between the Skerries and Camel Head (approximately 5km from the boundary of the Cemaes and Environs AoS). Planning permission has also been granted by the County Council for the associated onshore cable and substation to the west of Cemaes.
- 5.7.6 The proposed Rhiannon Wind Farm would be located approximately 20km from the AoS whilst the cable landfall sites and onshore substation could be within close proximity³⁸.
- 5.7.7 The construction of the proposed tidal turbine array and offshore wind farm could provide further opportunity to deliver cumulative benefits to the Cemaes and Environs AoS and the wider Island in combination with both the NNB Project and decommissioning of the existing nuclear power station.

Key Issues

- 5.7.8 The Cemaes and Environs AoS has a particularly rich and sensitive coastal environment which, together with the presence of important historic assets and the rural nature of communities, presents a number of key issues that will need to be considered by the project promoter. These issues include:

³⁸ At the time of writing it is understood that consent applications for both onshore and offshore elements of Rhiannon Wind Farm are due to be submitted by the project's promoter, Celtic Array, in 2014.

- **The natural environment:** The Cemaes and Environs AoS contains several internationally and nationally designated nature conservation sites. These include: Ynys Feurig, Cemlyn Bay and The Skerries SPA/Cemlyn Bay SAC and SSSI to the west; Llanbadrig - Dinas Gynfor to the east; and Cae Gwyn to the south. The Anglesey AONB and Heritage Coast follow the coastline to the east and west of this AoS;
- **The historic environment:** Designated cultural heritage assets in the Cemaes and Environs AoS include Cemaes Conservation Area and listed buildings around Cemaes. Beyond the AoS, the Bronze Age standing stones Scheduled Monument is approximately 2km to the south-west whilst three Grade II listed buildings in Cafnan are approximately 0.5km to the west;
- **Flood risk:** The coastline and land around Afon Wygyr, which dissects Cemaes, are within Flood Zone C2. Part of the settlement near Trwyn y Penrhyn is also within Zone B;
- **Highways capacity:** Construction of the NNB and associated development in the Cemaes and Environs AoS, together with other major strategic investment projects, are likely to result in impacts on the local road network due to increased traffic flows;
- **Social and economic:** Construction of the NNB and associated development could have a prolonged and sustained impact on the local economy and quality of life of communities in the Cemaes and Environs AoS. Impacts are likely to be related to, for example, emissions arising from construction activities, pressure on existing services and facilities, community cohesion and Welsh language and culture. Socio-economic effects may be particularly pronounced in this AoS given the relatively small size of the existing resident population and limited scale of community facilities and service provision.
- **Tourism:** Cemaes is an important tourist destination with a substantial number of visitors in the summer months. Construction and operation of the NNB could have an adverse impact on the tourism potential of the area in terms of both visitor perception and the availability of tourism facilities and services.

GP 32 Cemaes and Environs	
Associated Development	
Construction Worker Accommodation	Reflecting existing Development Plan policy, the Stopped UDP and the emerging JLDP, the development of construction worker accommodation in this AoS should be limited to that which is essential (as evidenced by a robust justification of need) and be of an appropriate scale that is proportionate to the size of the existing residential population, taking into account other proposed or consented developments.

GP 32	Cemaes and Environs
	<p>In accordance with existing Local Plan policy, the emerging JLDP and GP10 of this SPG, new development in the Cemaes and Environs AoS should be located within, or on the fringe of, the defined development boundary of Cemaes with a preference for development on brownfield sites and land allocated for residential use in the Development Plan, Stopped UDP and emerging JLDP.</p> <p>Proposals for construction worker accommodation should be in accordance with Development Plan policy and the guidance set out in this and other SPG in terms of location, design and type. In particular, proposals will be expected to provide a permanent legacy use by helping to meet local housing needs beyond the construction period.</p>
Employment	<p>The County Council supports the generation of suitable new business opportunities in the Cemaes and Environs AoS related to the NNB Project. New employment uses should be located within the defined development boundary of Cemaes, with a preference for development on brownfield sites and land allocated for employment use in the Development Plan, Stopped UDP and emerging JLDP.</p> <p>In accordance with local and national planning policies and guidance, the County Council will support employment generating proposals on other suitable sites outside the development boundary of Cemaes subject to appropriate justification with respect to operational need, due consideration of environmental and social issues and there being no suitable alternative sites within the development boundary.</p>
Community Facilities and Services	<p>The County Council will require the enhancement of existing, and the provision of suitable new, community facilities and services in the Cemaes and Environs AoS that meet the needs of construction workers, can be used by the local community during the construction of the Wylfa NNB Project and which can be made available post construction as a permanent legacy benefit. The location, scale and design of new community facilities and services or improvements to existing ones should accord with Development Plan policy and guidance set out in GP6 of this SPG and other SPGs. In particular, facilities and services should be easily accessible by foot, cycle and public transport and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').</p>
Transport and Freight Logistics	<p>Proposals to enhance the capacity of the A5025 in this AoS will be supported, subject to national and local planning policy considerations. Other transportation infrastructure proposals such as a MOLF will also be supported subject to detailed assessment of feasibility and appraisal of other options for the movement of bulk construction materials and ALLs, in accordance with GP14.</p> <p>To facilitate the sustainable movement of construction workers to and from the main NNB site, the County Council will support the provision</p>

GP 32 Cemaes and Environs	
	of Park and Ride and Park and Share drop off points. Where appropriate, the development of these facilities should provide a legacy benefit either through their continued use beyond the construction period or by offering land for redevelopment.
Opportunities	
Other Major Development	In accordance with GP26 , the project promoter should work in partnership with Magnox (and other major (energy) project promoters as appropriate)) to explore opportunities to mitigate cumulative adverse impacts and maximise benefits from decommissioning activities, the construction of the NNB and other major strategic energy projects.
Key Issues	
Natural Environment	<p>Proposals in the Cemaes and Environs AoS, either alone or in combination with other developments, should not have adverse effects on Ynys Feurig, Cemlyn Bay and The Skerries SPA/Cemlyn Bay SAC and SSSI, Llanbadrig - Dinas Gynfor SSSI and Cae Gwyn SSSI (or their interest features) or other ecological assets both within and close to the AoS. In particular, the potential cumulative effects of increased visitor pressure on the designated nature conservation sites of Cemlyn Bay, and proposals for the management or mitigation of these effects, should be identified.</p> <p>Careful consideration should be given to the location, scale and design of development in order to conserve and, where possible, enhance important landscape designations including the Anglesey AONB and Heritage Coast as well as seascape.</p> <p>Adverse effects on the natural environment should be mitigated as far as possible and in accordance with national and local planning policies and the guidance contained in GP20 of this SPG and other SPGs. Where appropriate, mitigation and/or compensation measures should be identified and implemented in partnership with other project promoters such as Magnox or local nature conservation groups. Opportunities should also be sought to deliver biodiversity and landscape enhancements.</p>
Historic and Built Environment	<p>Development proposals, either alone or in combination with other developments, should seek to conserve and enhance the area's historic assets (and their settings). In accordance with national and local planning policy and GP22 of this SPG, an assessment of the impact of proposals on the historic environment should be undertaken with particular attention given to designated sites within and in close proximity to the Cemaes and Environs AoS, including:</p> <ul style="list-style-type: none"> • Cemaes Conservation Area; • Cestyll Garden;

GP 32	Cemaes and Environs
	<ul style="list-style-type: none"> • Listed buildings; and • Scheduled monuments and other assets outside the boundary of the AoS. <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm, in accordance with guidance included in this and other SPG adopted by the County Council.</p>
Flood Risk	<p>In accordance with national and local planning policy, development should be located away from areas of flood risk. Should proposals be brought forward on land subject to flood risk, a comprehensive approach to flood risk alleviation is expected, informed by a Flood Consequence Assessment.</p>
Utilities	<p>In identifying locations and developing proposals for associated development in the Cemaes and Environs AoS, the project promoter should work with Welsh Water, Scottish Power Energy Networks, and Wales & West Utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development.</p>
Social and Economic	<p>Proposals in the Cemaes and Environs AoS, either alone or in combination with other developments, should not have an unacceptable impact on local businesses and quality of life. An assessment of the socio-economic impacts of proposals in this AoS should be undertaken, the detail of which should be commensurate with the type and scale of development proposed. Appropriate mitigation and/or compensation should be implemented to address significant adverse effects. In particular, careful consideration will need to be given to the potential impacts of development on existing community services and facilities in the AoS. In order to avoid placing pressure on existing provision, and to promote community cohesion, proposals should enable the integration of existing and new communities, services and facilities.</p> <p>The County Council will expect a Welsh Language Statement to be submitted with all associated development applications in this AoS and a more detailed Welsh Language Impact Assessment with larger proposals, in accordance with the thresholds set out in Supplementary Planning Guidance: Planning and the Welsh Language (2007).</p>
Tourism	<p>Proposals in the Cemaes and Environs AoS, either alone or in combination with other developments, should not adversely affect the tourism potential of the area. A detailed assessment of potential effects associated with development in this AoS on tourism (both alone and in combination with other proposals) will be expected.</p> <p>Measures to address any potential adverse impacts on tourism and maximise opportunities from investment in the Cemaes and Environs</p>

GP 32	Cemaes and Environs
	<p>AoS could include:</p> <ul style="list-style-type: none"> • Maintenance and, where possible, enhancement of access to the coast allied with improvement to the Wales Coast Path; • Maintenance and strategic improvements to the Public Rights of Way Network, cycle routes and walking trail networks; • Improvements to visitor infrastructure and facilities; and • Destination marketing in liaison with Visit Wales, the Destination Management Plan Partnership and the County Council. <p>The development of small-scale, high quality tourism accommodation for temporary use by construction workers may be supported in this AoS, subject to the guidance contained in GPI2 of this SPG.</p>

5.8 Rest of Anglesey

Overview

- 5.8.1 The Rest of Anglesey is the largest of the seven AoS and covers the coastal and predominantly rural parts of the Island, away from the main centres and transport corridors. It includes some of the most environmentally sensitive parts of Anglesey, such as the World Heritage Site around Beaumaris, European and nationally designated nature conservation sites and substantial parts of the Anglesey AONB and Heritage Coast.
- 5.8.2 Despite the lack of urban service centres, this AoS is estimated to contain well over half of the Island's population, accommodated within the collection of villages, hamlets and isolated dwellings. The AoS includes the local service centres of Benllech, Pentraeth, Beaumaris, Rhosneigr and Bodedern. These centres, along with Pentraeth, are accessed via the A5025 with, south of the A55, the A4080 providing access to Rhosneigr. The Holyhead-Chester railway also runs through the southern half of the AoS with stations (request stops) at Ty Croes and Rhosneigr. Bodedern is accessed from either the A55 or A5025 via the B5109. Anglesey Airport is also located to the south of this AoS within RAF Valley.
- 5.8.3 There are mixed socio-economic conditions present within this AoS. Its LSOAs do not feature within those most deprived on the Island however, there is a distinctive north-south and east-west split between the LSOAs with those in the north-south at greater levels of overall deprivation.
- 5.8.4 Reflecting the Development Plan and the emerging JLDP, it is the County Council's view that only a limited level of NNB-related development should be accommodated in the Rest of Anglesey AoS (where the policy emphasis is towards the protection and enhancement of the environment and maintenance of existing communities), with a particular focus on the north and western parts of the AoS. NNB-related development may be appropriate within the settlement of Bodedern which is located close to the A5025 and A5/A55 corridors and benefits from a range of important community facilities and services including a primary school, secondary school, GP surgery and post office. However, development in Bodedern must be of a scale appropriate to the settlement's capacity to accommodate growth.

Opportunities

- 5.8.5 Reflecting the rural character of the Rest of Anglesey AoS there are few allocated sites with the potential to accommodate NNB-related development. The most significant site is the Rhosgoch Anglesey Enterprise Zone site (EZ8) located approximately 5km from Amlwch. Additionally, Anglesey Airport is located less than

3km from the A55 and provides a gateway for both business and leisure travellers to North West Wales, linking the Island with Cardiff. The County Council's Transport Position Statement for Wylfa New Nuclear Power Station (2011) notes that the Airport has the capacity to expand its existing services to include other UK locations if required. It recognises that whilst air travel will not form the primary mode of transport for a large proportion of the NNB workforce, it could support the movement of some suppliers or specialist contractors.



Key Issues

- 5.8.6 The County Council recognises the importance of the built and natural environment within the Rest of Anglesey AoS as well as the socio-economic conditions experienced by its communities. Settlements do not possess a full range of services and facilities whilst connectivity is lower than for some of the other settlements on the Island. Local communities are not therefore considered appropriate to receive substantial levels of NNB-related development.
- 5.8.7 Key issues that will need to be considered by the project promoter looking to locate any development within the AoS will include:
- **The natural environment:** The Rest of Anglesey AoS includes a number of European designated conservation sites, nationally designated SSSIs and the Island's four National Nature Reserves. It also includes substantial parts of the Anglesey AONB, the Heritage Coast and the Island's two outstanding historic landscapes of Penmon and Amlwch and Parys Mountain. Proposed Special Landscape Areas also lie substantially within this AoS;
 - **The historic and built environment:** A number of the settlements in the Rest of Anglesey AoS contain listed buildings and conservation areas with Beaumaris forming part of the wider World Heritage Site. Conservation areas include Bodedern, Aberffraw, Llanfechell and Beaumaris. Archaeological remains are also present across the Island and are less likely to have been disturbed given the predominantly rural character of the area;
 - **Social and economic:** Settlements in the Rest of Anglesey AoS are relatively small and have a limited range of services and facilities. Medium and higher order facilities are concentrated in the local service centres of Benllech, Beaumaris and Rhosneigr with the other service centres and larger villages accommodating a lower level of provision. Access to multiple facilities differs

throughout the AoS with greater distances to travel (over 10 minutes drive time) experienced within the central part of the Island (the area around llyn Alaw) and much of the coastline including the area around RAF Valley. This AoS does not include areas experiencing the greatest levels of multiple deprivation on the Island. However, there is a distinctive pattern to the deprivation experienced within the LSOAs showing comparatively higher levels of deprivation running north-south across the Island as opposed to those that run east-west;

- **Tourism:** The rich built and natural environment of the Rest of Anglesey AoS plays an important role in the Island's tourism economy; and
- **Utilities:** Given the rural nature of this AoS, water supply availability may be a key constraint. The Water Cycle Study prepared by AMEC (2014) has indicated that the Rhosgoch Anglesey Enterprise Zone site is located away from the trunk mains network and would need considerable extra supply infrastructure to be provided to supply water to the site.

GP 33 Rest of Anglesey	
Associated Development	
Construction Worker Accommodation	<p>In accordance with the Development Plan and the emerging JLDP, the County Council may support the development of a limited number of small scale construction worker accommodation units:</p> <ul style="list-style-type: none"> • Within, or on the fringe of, the defined boundaries of local services centres; • If they are accessible (or can be made accessible) to the main NNB site by means other than the private car; • Are in character and of a scale appropriate to the settlement within which they are to be located; and • Would deliver a legacy of long-term local need accommodation. <p>On the basis of its location in relation to the A55, A5025 and Holyhead, Bodedern is considered to be a key settlement in this AoS. It is environmentally sensitive (it includes a conservation area) but it does accommodate the only secondary school in the AoS, is served by public transport and contains a reasonable number of other services and facilities. The Council would therefore support residential development related to the Wylfa NNB Project in this settlement which provides a longer term legacy benefit to the local community in terms of local need housing once the construction phase has been completed. Any such development should be supported by improvements to the existing bus service (particularly the frequency of service) and should be of design, scale and character appropriate to the settlement.</p> <p>Proposals for construction worker accommodation should be in</p>

GP 33 Rest of Anglesey	
	accordance with relevant national and local planning policy and guidance and the guidance set out in this and other SPG in terms of location, design and type.
Employment	<p>The County Council is generally unlikely to support the generation of new business opportunities and supply chain opportunities in the Rest of Anglesey AoS related to the NNB, with the exception of the Rhosgoch Enterprise Zone site (EZ8).</p> <p>The County Council may support suitable small scale employment generating proposals on other suitable sites where there is strong justification with respect to operational need and due consideration of environmental and social issues.</p> <p>The expansion of existing business will be supported providing the development is consistent with local and national planning policy and guidance.</p>
Community Facilities and Services	<p>The County Council will require the enhancement of existing, and the provision of suitable new, community facilities and services in the Rest of Anglesey AoS that meet the needs of construction workers, can be used by the local community during the construction of the Wylfa NNB Project and which can be made available post construction as a permanent legacy benefit. The location, scale and design of new community facilities and services or improvements to existing ones should accord with Development Plan policy and guidance set out in this SPG. In particular, facilities and services should be easily accessible by foot, cycle and public transport and should be built to the highest environmental standard possible (i.e. BREEAM 'Excellent').</p>
Transport	<p>The County Council does not anticipate a need to substantially improve transport infrastructure within the Rest of Anglesey AoS as a result of the Wylfa NNB Project on the basis of the level of development that is expected to be accommodated in this AoS. Localised improvements may, however, be appropriate to access Anglesey Airport and the Rhosgoch Enterprise Zone site including by a range of sustainable transport modes.</p>
Opportunities	
Rhosgoch Enterprise Zone Site	<p>The project promoter will be expected to give careful consideration, in liaison with the County Council and Welsh Government, to the potential to accommodate associated development at the Rhosgoch Enterprise Zone site, subject to its availability.</p> <p>Any new employment uses within this site should be compatible with local and national planning policies and guidance demonstrating in particular how this relatively remote location can be made sustainable in the context of the development proposed and its potential to</p>

GP 33 Rest of Anglesey	
	<p>provide convenient access to the main NNB site.</p> <p>Proposals should consider how linkages can be established with community facilities and services, transport, infrastructure and construction worker accommodation located in the Amlwch and Environs AoS.</p>
Anglesey Airport	<p>Opportunities to expand the air services currently offered at Anglesey Airport in response to the possibility of increased demand related to the Wylfa NNB Project would be supported by the County Council, subject to environmental considerations.</p> <p>Expansion of air services may require development at the Airport. Such development must be able to demonstrate that it will not lead to unacceptable effects upon the environment, that it will take place within the boundary of the existing site and that it will not compromise the operations of the adjoining RAF station. Improvements to the accessibility of the Airport by sustainable transport means would be sought.</p>
Key Issues	
Natural Environment	<p>Proposals in the Rest of Anglesey AoS, either alone or in combination with other projects, should not have an adverse effect on the many European and nationally designated conservation sites (or their interest features) that exist within the AoS or that are adjacent to it. Proposals should also conserve and enhance the Anglesey AONB, the Heritage Coast, areas of outstanding historic landscape and the proposed Special Landscape Areas.</p> <p>Careful consideration should be given to the location, scale and design of development in order to prevent adverse effects from occurring, in accordance with the guidance contained in this and other SPG prepared by the County Council. Opportunities should also be sought to deliver biodiversity and landscape enhancements.</p>
Historic and Built Environment	<p>Development proposals, either alone or in combination with other projects, should seek to avoid adverse impacts on the historic assets (and their settings) contained in the Rest of Anglesey AoS including, for example, the Bodedern Conservation Area.</p> <p>Proposals should adopt high quality design principles that reflect and enhance local character and provide a safe and accessible public realm in accordance with guidance included in this and other SPG adopted by the County Council.</p>
Social and Economic	<p>Proposals in the Rest of Anglesey AoS, either alone or in combination with other developments, should not have an unacceptable impact on local businesses and quality of life. An assessment of the socio-economic impacts of proposals in this AoS should be undertaken, the detail of which should be commensurate with the type and scale of</p>

GP 33	Rest of Anglesey
	<p>development proposed.</p> <p>Appropriate mitigation and/or compensation should be implemented to address significant adverse effects. In particular, careful consideration will need to be given to the potential impacts of development on existing community services and facilities in the AoS. In order to avoid placing pressure on existing provision, and to promote community cohesion, proposals should enable the integration of existing and new communities, services and facilities.</p> <p>The County Council will only support development where it does not place additional demands upon existing services that cannot be met, unless these demands are funded by the project promoter. Access to existing services by a range of sustainable transport modes will be required and the County Council will expect the project promoter to identify opportunities for investment in local public transport and the enhancement of existing, and provision of new, pedestrian and cycle paths.</p> <p>The rural centre of the Island is not considered to be appropriate for development associated with the NNB due to its comparative remoteness, with the exception of the Rhosgoch Enterprise Zone site. Redevelopment of this site should include for improvements to access into Amlwch and to the smaller settlements enabling local communities to take advantage of the economic opportunities that may arise.</p> <p>Proposals, either alone or in combination with other developments, should not have an adverse impact on Welsh language and culture in the Rest of Anglesey AoS. The County Council will expect a Welsh Language Statement to be submitted with all associated development applications in this AoS and a more detailed Welsh Language Impact Assessment with larger proposals, in accordance with the thresholds set out in Supplementary Planning Guidance: Planning and the Welsh Language (2007).</p>
Tourism	<p>Proposals in the Rest of Anglesey AoS, either alone or in combination with other developments, should not adversely affect the tourism potential of the area. A detailed assessment of potential effects associated with development in this AoS on tourism (both alone and in combination with other proposals) will be expected.</p> <p>Measures to address any potential adverse impacts on tourism and maximise opportunities from investment could include:</p> <ul style="list-style-type: none"> • Maintenance and, where possible, enhancement of access to the coast allied with improvement to the Wales Coast Path; • Maintenance and strategic improvements to the Public Rights of Way Network, cycle routes and walking trail networks; • Improvements to visitor infrastructure and facilities; and • Destination marketing in liaison with Visit Wales, the Destination

GP 33	Rest of Anglesey
	<p>Management Plan Partnership and the County Council.</p> <p>The development of small-scale, high quality tourism accommodation for temporary use by construction workers may be supported in this AoS, subject to the guidance contained in GPI2 of this SPG.</p>
Utilities	<p>In identifying locations and developing proposals for associated development in this AoS, the project promoter should work with Welsh Water, Scottish Power Energy Networks, and Wales & West Utilities to ascertain if investment and upgrade of the existing infrastructure network is required to accommodate any additional development.</p> <p>In particular, given the rural nature of this AoS, water supply availability may be a key constraint and the project promoter should discuss any proposals with Welsh Water. The Rhosgoch Anglesey Enterprise Zone site in particular would need considerable extra supply infrastructure to be provided to supply water to the site.</p>

List of Abbreviations

AoS	Area of Search
CBC	Community Benefit Contributions
CFMP	Catchment Flood Management Plan
dB	Decibel
DCO	Development Consent Order
DMP	Destination Management Plan
EIP	Energy Island Programme
EqIA	Equality Impact Assessment
GP	Guiding Principle
GVA	Gross Value Added
Ha	Hectare
HER	Historic Environment Record
HIA	Health Impact Assessment
HRA	Habitats Regulations Assessment
JLDP	Joint Local Development Plan
LAeq	Equivalent Continuous Sound Level
LNG	Liquid Natural Gas
LSOA	Lower Super Output Area
MOLF	Marine Off-Loading Facility
MW	Megawatt
NNB	New Nuclear Build
NPS	National Policy Statement

NSIP	Nationally Significant Infrastructure Project
ONR	Office for Nuclear Regulation
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SIP	Single Integrated Plan
SMP	Shoreline Management Plan
SPA	Special Protection Area
SPG	Supplementary Planning Guidance
SSSI	Site of Special Scientific Interest
TAN	Technical Advice Note
TTWA	Travel to Work Area
UDP	Unitary Development Plan
WLIA	Welsh Language Impact Assessment

Appendix A

Table A.1 provides an overview of the relationship between the project-wide Guiding Principles (GPs) contained in **Section 4** of this SPG and other relevant National Policy Statements and national (Wales) and local planning policy, including:

- Overarching National Policy Statement for Energy (EN-1) (2011);
- National Policy Statement for Nuclear Power Generation (EN-6) (2011);
- Planning Policy Wales (2014);
- Technical Advice Notes (TANs);
- Gwynedd Structure Plan (1993);
- Ynys Môn Local Plan (1996);
- Isle of Anglesey Stopped Unitary Development Plan (Stopped UDP) (2005);
- Anglesey and Gwynedd Joint Local Development Plan (JLDP): Draft Preferred Strategy (2013); and
- Other SPG and Interim Planning Policy adopted by Isle of Anglesey County Council.

It should be noted that **Table A.1** identifies the key policy linkages only and should not be viewed as an exhaustive list of all policy that may be relevant to this SPG.

Table A.1 Schedule of Project-Wide Guidance Principle Policy Linkages

Wylfa NNB SPG Project-Wide Guiding Principle	Principle Policy/Guidance								
	NPS EN-1	NPS EN-6	Planning Policy Wales	TAN	Structure Plan	Local Plan	Stopped UDP	JLDP Draft Preferred Strategy	SPG and Interim Policy
GP 1: Supporting the Anglesey Energy Island Programme and Anglesey Enterprise Zone	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 7	-	Policy B6	Policy 2	EPI	Strategic Policies PS6, PS7, PS8	-
GP 2: Local Job Creation and Skills Development	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 7	-	Strategic Policy 3	Policy 2	CCI	Strategic Policies PS1, PS6, PS7, PS8	-
GP 3: Supporting Employment, Logistics and Transport Uses	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 7	-	Strategic Policy 3, Policies B1, B7	Policy 2	PO2, PO4, EPI, EP4, EP6	Strategic Policies PS1, PS3, PS4, PS6, PS7, PS8	-
GP 4: Supporting the Local Supply Chain and Service Businesses	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 7, 10	TAN 4	Strategic Policy 3, Policies B1, B7	Policy 2	PO2, PO4, EPI, EP4, EP6	Strategic Policies PS1, PS3, PS4, PS6, PS7, PS8	-
GP 5: Supporting the Visitor Economy	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 7, 11	TAN 13	Policies CH1 - CH20	Policies 8 – 13	PO7, TO1-TO10	Strategic Policies PS6, PS7, PS8, PS9	-
GP 6: Maintaining and Enhancing Community Facilities and Services	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 10, 11	TAN 4, TAN 16	Strategic Policies 1, Strategic Policy 2, Policies A3, F6 – F8	Policies 14, 16 - 17	PO2, PO4, TO11, TO12, CCI, EP8 -10	Strategic Policies PS1, PS3, PS5, PS6, PS7, PS10, PS20	-
GP 7: Protecting Health	Paras 14.3.1 – 14.4.3	Paras 3.12.7 – 3.12.11	Chapters 4, 13	TAN 11, TAN 12	Policies D20, F6	Policies 6, 43 - 44	GPI, GP2, SG7, SG8, EP7	Strategic Policies PS1, PS6, PS7	Design in the Urban and Rural Built Environment

Wylfa NNB SPG Project-Wide Guiding Principle	Principle Policy/Guidance								
	NPS EN-1	NPS EN-6	Planning Policy Wales	TAN	Structure Plan	Local Plan	Stopped UDP	JLDP Draft Preferred Strategy	SPG and Interim Policy
GP 8: Supporting Healthy Lifestyles	Paras 4.13.4, 5.10.5 – 5.10.24	Paras 3.12.7 – 3.12.11	Chapters 4, 11	TAN 12, TAN 16	Policies CH1, CH12, CH18, F6, D31, D34	Policies 14, 16 - 17	TR9, TO10, TO11, TO12	Strategic Policies PS1, PS5, PS6, PS7, PS20	-
GP 9: Maintaining and Creating Cohesive Communities	Para 5.12.3	Paras 3.12.7 – 3.12.11	Chapter 4	TAN 12, TAN 20	Strategic Policies 1, 5, 6	Policies 1, 42, 48	PO2, PO3, GP2	Strategic Policies PS1, PS3, PS5, PS6, PS7, PS19, PS20	Planning and the Welsh Language, Design in the Urban and Rural Built Environment
GP 10: Construction Worker Accommodation and Anglesey's Housing Market	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 9	TAN 2	Strategic Policies 1, 2, 6, Policies A1-A10	Policies 47 - 52	PO2, HP2 – HP9	Strategic Policies PS1, PS3, PS5, PS6, PS7, PS11, PS12	Affordable Housing, Interim Planning Policy: Large Sites, Interim Planning Policy: Rural Clusters
GP 11: Latent Supply	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 9	TAN 2	Policy A4	-		Strategic Policies PS7, PS11	-
GP 12: Tourism Accommodation	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapters 4, 11	TAN 13	Policies CH2, CH4 – CH8	Policies 8 - 13	TO2 -TO7	Strategic Policies PS7, PS9	Holiday Accommodation
GP 13: Maintaining and Strengthening Welsh Language and Culture	Para 5.12.3	Paras 3.11.3 – 3.11.4	Chapter 4	TAN 20	Strategic Policies 1, 5, 6	Policies 1, 48	PO3, GP2	Strategic Policies PS1, PS5, PS6, PS7, PS19	Parking Standards, Design in the Urban and Rural Built Environment

Wylfa NNB SPG Project-Wide Guiding Principle	Principle Policy/Guidance								
	NPS EN-1	NPS EN-6	Planning Policy Wales	TAN	Structure Plan	Local Plan	Stopped UDP	JLDP Draft Preferred Strategy	SPG and Interim Policy
GP 14: Transport	Paras 5.13.3 – 15.13.12	Paras 3.15.1 – 3.15.3	Chapters 4, 8	TAN 18	Policies FFI - FF21	Policies 1, 23, 26	PO4, GPI, GP2, TRI-TR13	Strategic Policy PS1, PS3, PS5, PS6, PS7, PS8, PS22	Design in the Urban and Rural Built Environment
GP 15: Utilities Provision	Para 5.12.3	Paras 3.11.3 – 3.11.4, 3.15.1 – 3.15.3	Chapters 4, 12	TAN 19	Policies A3, B7, D19 – D20	Policies 1, 27, 46	WP10, SG4, SG5, EP14	Strategic Policies PS1, PS3, PS5, PS6, PS7, PS8, PS20, PS21	-
GP 16: Managing Waste Sustainably	Paras 5.14.6 – 5.14.9	-	Chapters 4, 12	TAN 21	Policy D18	Policy 29	PO5, GPI, WPI – WPI10	Strategic Policies PS1, PS2, PS5, PS6, PS7, PS17	Design in the Urban and Rural Built Environment
GP 17: Nuclear Waste Storage Facilities	-	Para 2.11.3	-	-	-	Policies 43 - 44	WP9	Strategic Policy PS7	-
GP 18: Mitigating Climate Change	Paras 4.5.1, 5.2.6 – 5.2.13	-	Chapters 4, 12	TAN 8, TAN 22	Policies C7 – C8	Policies 1, 45	PO8b, EP18	Strategic Policies, PS1, PS2, PS5, PS7, PS15	Onshore Wind Energy, Design in the Urban and Rural Built Environment
GP 19: Adapting to Climate Change	Paras 5.5.5 – 5.5.17, 5.7.4 – 5.7.25	Paras 3.6.6 – 3.6.16, 3.8.3 – 3.8.5	Chapters 4, 13	TAN 14, TAN 15, TAN 22	-	Policies 1, 28, 36	PO8a, SG2	Strategic Policies PS1, PS2, PS5, PS6, PS7	-
GP 20: Conserving and Enhancing the Natural Environment	Paras 5.3.3 – 5.3.20, 5.9.5 – 5.9.23, 5.10.5 – 5.10.24	Paras 3.9.3 – 3.9.6, 3.10.6 – 3.10.8	Chapters 4, 5, 13	TAN 5	Strategic Policies 1, 4, Policies D1 – D5, D7 – D14	Policies 1, 30-37	PO8, PO8a, GPI, GP2, EN1 – EN10, EN15, EN16	Strategic Policies PS1, PS4, PS5, PS6, PS7, PS15	Design in the Urban and Rural Built Environment

Wylfa NNB SPG Project-Wide Guiding Principle	Principle Policy/Guidance								
	<i>NPS EN-1</i>	<i>NPS EN-6</i>	<i>Planning Policy Wales</i>	<i>TAN</i>	<i>Structure Plan</i>	<i>Local Plan</i>	<i>Stopped UDP</i>	<i>JLDP Draft Preferred Strategy</i>	<i>SPG and Interim Policy</i>
GP 21: Conserving the Water Environment	Paras 5.15.2 – 5.15.10	Paras 3.7.3 – 3.7.8	Chapters 4, 5, 12, 13	TAN 5, TAN 14, TAN 22	Strategic Policies 1, 4, Policies D19 – D20	Policies 1, 27, 36	PO8, PO8a, GP1, GP2, EN9, WP10, SG3 – SG6	Strategic Policies PS1, PS2, PS5, PS6, PS7, PS14	Design in the Urban and Rural Built Environment
GP 22: Conserving and Enhancing the Historic Environment	Paras 5.8.8 – 5.8.22	-	Chapters 4, 6	-	Strategic Policies 1, 4 Policies D15 – D16, D21 – D29	Policies 1, 26, 39 - 42	PO8, PO8a, GP1, GP2, EN10 - EN15	Strategic Policies PS1, PS5, PS6, PS7, SP15	
GP 23: Planning Obligations	Para 4.1.8	-	Section 3.7	-	-	-	-	Strategic Policies PS5, PS6, PS7	Planning Obligations
GP 24: Use of Council Powers	-	-	-	-	-	-	-		
GP 25: Implementation and Monitoring	-	-	-	-	-	-	-	Strategic Policy PS7	



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Draft New Nuclear Build at Wylfa: Supplementary Planning Guidance

 ioacc

 @angleseycouncil



Schedule of Consultation
Responses

www.ynysmon.gov.uk

www.anglesey.gov.uk

I Overview

Consultation on the draft New Nuclear Build at Wylfa: Supplementary Planning Guidance (Wylfa NNB SPG) commenced on 17th February and ran until 31st March 2014. The consultation comprised the publication of the draft SPG for comment (including a questionnaire posing 19 questions) and three supporting public exhibitions held in Cemaes Bay, Holyhead and Llangefni.

In total, 52 individual responses were received to the consultation from a range of consultees and stakeholders. A total of 26 respondents completed the questionnaire, full or in part, with the remainder responding via letter or e-mail. Comments were received from the following:

- Isle of Anglesey County Council (the County Council) departments, including Housing, Lifelong Learning, Environmental Health and Economic and Community Regeneration;
- Other local authorities, namely Conwy and Gwynedd;
- Statutory consultees including Natural Resources Wales (NRW) and the Welsh Language Commissioner and utilities providers (including the Local Health Board and Welsh Water);
- Representative organisations and landowner/developers, including the Federation of Small Businesses, Conygar PLC, Meyrick Estates and the Anglesey Economic Regeneration Partnership;
- Other healthcare providers;
- The project promoter, Horizon;
- Local residents and groups, including the People Against Wylfa B (PAWB).

2 Schedule of Consultation Responses

The County Council has reviewed each consultation response. Each response has then been summarised where appropriate and the summary placed within the Schedule of Consultation Responses contained at **Table I**. The Schedule of Consultation Responses also includes the County Council's response to each issue raised and an indication as to whether it is proposed to amend the draft Wylfa NNB SPG and how the document is to be revised.

Table I Schedule of Consultation Responses

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
A001	3. The Vision	The people of Anglesey did not get a say with regard to the Energy Island and visitor numbers are starting to reduce as a result of renewable and nuclear energy proposals.	<p>Comment noted. The Energy Island Programme was formally established in June 2011 in order to maximise opportunities from major energy developments. Given the scale of the impacts and opportunities, a different approach was required by the County Council to capitalise on the benefits of these major developments.</p> <p>There is no evidence to support the claim that visitor numbers are starting to reduce as a result of these major developments. In fact, the latest figures show an increase in visitor numbers for 2013 (see http://www.anglesey.gov.uk/empty-nav/news/press-releases-2014/may-2014/tourism-worth-256m-to-anglesey-economy/122993.article).</p>	No change.
	9. Construction Workers Accommodation	Local people should be put first with energy only benefiting the locals.	Comment noted. UK Government has identified the site at Wylfa as a location for a Nationally Significant Infrastructure Project. In this context, the energy	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			generated by any future nuclear power station is intended to benefit the UK as a whole, including Anglesey.	
	10. Welsh Language and Culture	Impact on local culture.	Comment noted. Reflecting existing and emerging local planning policy set out in the Development Plan, the stopped UDP and the JLDP, guidance contained in the draft Wylfa NNB SPG is designed to minimise adverse impacts on local culture (including the Welsh language) and maximise benefits. It is not clear from this response what additional guidance could be included.	No change.
	13. Waste	The Island is already polluted by Wylfa.	Comment noted. Guidance contained in the draft SPG relates specifically to the NNB at Wylfa and not the existing power station. Notwithstanding, the guidance seeks to protect health (see GP7) and ensure that interim nuclear waste storage does not have any adverse socio-economic or environmental impacts (see GP17).	No change.
	15. Natural Environment	None of the Energy Island plans benefit the natural environment nor communities around them.	Comment noted. The draft Wylfa NNB SPG is not concerned with the wider Energy Island Programme (although it does seek to address potential cumulative impacts). Notwithstanding, the draft SPG specifically seeks to conserve and enhance the Island's natural environment (see GP20 in particular) and maximise benefits for the Island's communities.	No change.
	17. Facilitating Development	Possible use of the (former) railway to Amlwch to reduce heavy traffic on the highway.	Comment noted. GP14 of the draft Wylfa NNB SPG seeks to maximise the use of rail. However, the costs of restoring the (former) railway to Amlwch are understood	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			prohibitive and would still require onward transport to the NNB by road.	
	18. Implementation & Monitoring	Why is Gwynedd involved in the LDP for Anglesey?	Anglesey and Gwynedd County Councils have agreed to prepare a Joint Local Development Plan covering both local authority areas in order to address key strategic issues. This approach has been commended by the Welsh Government.	No change.
	19. Area Guidance	There should be no nuclear with sufficient power for the Island to be self sufficient only.	As noted above, UK Government has identified the site at Wylfa as a location for a Nationally Significant Infrastructure Project. In this context, the energy generated by any future nuclear power station is intended to benefit the UK as a whole, including Anglesey.	No change.
A002	8. Population and Community	Insufficient attention paid to the potential impact of in-migration on the local community.	Disagree. The draft Wylfa NNB SPG seeks to maximise, so far as is possible, the potential for economic opportunities created by the NNB for the benefit of local people which is expected to help reduce in-migration. Additionally, the draft SPG includes specific guidance designed to minimise the impact of in-migration on the Island's communities.	No change.
	9. Construction Workers Accommodation	The concern is that workers will all be accommodated in Holyhead which will suffer at the expense of the rest of the Island.	Comment noted. Reflecting existing and emerging local planning policy, the draft Wylfa NNB SPG seeks to direct development towards the Island's main settlements including Holyhead. The County Council recognises that the provision of construction worker accommodation in Holyhead may have both adverse and positive effects which the draft SPG seeks to address by the way of	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			locationally specific guidance (see GP27).	
	10. Welsh Language	The project may not affect the language to the extent feared by some.	Comment noted.	No change.
	11. Transport	It is unlikely that the Council will be able to control vehicle movements to the extent envisaged.	Reflecting existing local and national planning policy as well as emerging local planning policy The County Council considers that the draft Wylfa NNB SPG strikes the right balance in terms of minimising adverse effects associated with the vehicle movements during the construction of the NNB whilst providing the project promoter the opportunity to develop and workable transport strategy.	No change.
A003	2. Purpose	Do not understand question and purpose.	The County Council accepts that the wording of question 2 was slightly confused due to a typing error but that the tenet of the question remained.	No change.
A004: Horizon Nuclear Power	2. Purpose	Supports overall purpose of the Wylfa NNB SPG subject to comments. Suggest footnote at 1.1.10 to explain the potential for call in/determination by ministers. Also para 1.3.2 a statement of consultation should be included to cover representations received and responses given.	Agreed.	Para 1.1.10 to be amended to reference potential for call-in. Section 1.3 to be amended to reflect completion of the consultation process.
	3 Vision	Welcomes positive vision. Should note that voluntary community payments by the developer (para 3.1.4 and 4.12.5) will not be necessary to make development acceptable and should not form part of the SPG.	Comment noted. The Vision set out in the Section 3.1 of the draft Wylfa NNB SPG relates to the NNB as a whole and not the SPG. However, para 3.1.4 could be amended to refer more clearly to compensation as opposed to voluntary community benefits. The draft Wylfa NNB SPG clearly sets out at para 4.12.6 that community benefit	Amend para 3.1.4 to refer to compensation and delete reference to voluntary community benefits. Amend title of GP23 to remove reference to 'Community Benefits'.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	4. Objectives	Para 3.2.3 should reflect that associated development sites need to also be in locations with suitable access to the NNB site.	<p>contributions are separate and distinct from the planning process. Notwithstanding, it is recognised that the title of GP23 'Planning Obligations and Community Benefits' may be misleading.</p> <p>Comment noted. Objective 2 seeks to ensure that employment uses are in suitable locations, with a focus on legacy. Suitable locations in this context relate to legacy but the County Council would expect this to include consideration of access to the main NNB site. In this respect, Objective 6 (bullet point 4) states the importance of providing good access to the new power station.</p> <p>However, it is accepted that Objective 2 could be clearer in this regard and that bullet point 5 of Objective 6, which relates to accessibility of construction worker accommodation, could be amended to include reference to the main NNB site.</p>	Amend Objective 2 (bullet point 5) and Objective 6 (bullet point 5) to include reference to the main NNB site.
		Appears to be a conflict between 'growing' tourism whilst seeking a third of workers housed in tourist accommodation.	Disagree. The approach to Construction Workers Accommodation set out in GP10 of the draft Wylfa NNB SPG has been informed by the County Council's adopted Construction Workers Accommodation Position Statement. The Statement, which was informed through engagement with key stakeholders including Horizon and the Tourism Association, seeks to accommodate a third of workers in purpose built accommodation, a third in private rented accommodation and a third in tourist accommodation. By accommodating a third of workers in tourist accommodation,	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		Para 3.2.4 bullet point 4 (Objective 3) – it is not clear what is meant by ‘supporting retail provision’.	<p>the County Council considers that this approach offers the greatest potential to support the tourism economy, particularly outside the main holiday season. Notwithstanding, GP12 of the draft SPG also seeks to ensure that there will be no significant adverse effects on this sector.</p> <p>Comment noted. This element of the objective relates to maximising the potential for the influx of NNB workers to help enhance the viability of existing retail provision, particularly in the Island’s main settlements.</p>	No change.
		Para 3.2.6 bullet point 1 (Objective 5) refers to ‘protecting and, where possible, enhancing ..’. but it may not be possible to protect some areas, and effects will need mitigation. Not clear why Beaumaris Castle is referred to.	<p>Comment noted. The County Council recognises that there may be some instances where adverse effects may be unavoidable. In response, GP21, for example, states that, where the potential for adverse impacts is identified, measures should be implemented to mitigate these impacts’. Notwithstanding, it is considered that the SPG could be clearer in terms of reference to the need for impacts to be mitigated and, where this is not possible, compensated for.</p> <p>Beaumaris is identified in Objective 5 as an example of one of the Island’s most important heritage assets (as part of a World Heritage Site).</p>	SPG to include clear references to the Council’s expectation that the consideration of impacts should follow the following hierarchy: avoidance, mitigation, compensation.
	5. Project Wide Guidance	As drafted, the SPG includes guidance in relation to the DCO, which is not appropriate, because the County Council is not the determining authority. In this regard GP17 is not appropriate, recommend removal.	Disagree. The County Council considers it essential that the Wylfa NNB SPG includes guidance relating to nuclear water storage. Such guidance (as that set out in GP17) is intended to clearly set out the Council’s	Include supporting text that clearly outlines the rationale for GP17.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>expectations in respect of waste storage to:</p> <ul style="list-style-type: none"> • Inform the project promoter's proposals (whether the proposals for interim storage forms part of the DCO application or are a separate planning application made to the County Council) • Inform the County Council's Local Impact Report in respect of the DCO; • Help inform the determination of any planning application submitted to the County Council for nuclear waste storage facilities. 	
	6. Economic Development	<p>Supportive of Energy Island Programme and Enterprise Zone but questions appropriateness of including 'promotion of opportunities in renewable..' in GP1 as guidance is related to NNB. Not appropriate for SPG to specify requirements for socio-economic assessments for NNB and should only refer to associated development.</p>	<p>However, the County Council considers that the purpose of GP17 could be more clearly established in the supporting text.</p> <p>Disagree. The County Council fully anticipates that associated developments and development at the main NNB site will present opportunities for the incorporation of renewables which in-turn may facilitate growth in the Island's renewables sector.</p> <p>The requirement in GP1 for socio-economic assessments in support of the DCO application reflects national policy contained in NPS-EN1 and NPS EN-6. The County Council would utilise the information contained in any socio-economic impact assessment to inform its Local Impact Report.</p>	No change.
	7. Tourism	<p>Agree with wording of GP5, however refer to comment under Q4. Plus wording to the effect</p>	<p>Agreed. The guidance should recognise that there may be instances where adverse</p>	<p>Amend GP5 to highlight that, where adverse effects</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		of 'where adverse significant impacts are identified' should be used in GP5 when describing potential mitigation measures.	effects cannot be avoided and mitigation/compensation will be expected.	cannot be avoided, the County Council will expect appropriate mitigation/compensation measures to be implemented.
	8. Population and Community	<p>Until assessments are undertaken it is inappropriate to identify potential conditions which the County Council may apply and which should in any regard be set in relation to mitigation identified.</p> <p>Construction involves long sustained periods of activity. Clarification of expectations in terms of 'restriction of construction hours' in GP7 therefore requested.</p>	<p>Comment noted. The conditions and mitigation measures identified in GP7 are indicative only and are provided as an example of what the project promoter/County Council could consider as a way of mitigating adverse effects. In this respect, the County Council does not have any expectations in terms of, for example, restriction to construction hours at this stage.</p>	No change.
	9. Construction Workers Accommodation	Considers that guidance is inconsistent. GP10 refers to a one third split of accommodation types whilst requiring measures to mitigate adverse effects upon the local housing market which could be avoided if a more flexible split is proposed. GP9 seeks integration of construction worker accommodation which may be difficult to achieve. If the proposed one third split is not required in private rented then potential adverse effects could be avoided.	Disagree. The approach to Construction Workers Accommodation set out in GP10 of the draft Wylfa NNB SPG has been informed by the County Council's adopted Construction Workers Accommodation Position Statement. The Statement, which was informed through engagement with key stakeholders including Horizon, seeks to accommodate a third of workers in purpose built accommodation, a third in private rented accommodation and a third in tourist accommodation. The County Council considers that this approach: provides flexibility, by offering a range of accommodation choices for construction workers; provides an element of easily accessible (on-site) accommodation close to Wylfa to meet the operational needs of the construction site; enables the temporary demand for worker	GP10 and GP12, including supporting text, to be amended to enable the consideration of any updated Construction Worker Position Statement/equivalent evidence.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>accommodation to enhance the local housing offer and tourism; maximises the potential to deliver lasting legacy benefits.</p>	
			<p>The integration of construction worker accommodation as promoted in the draft Wylfa NNB SPG including under GP9 is a key aspiration of the County Council in order to maximise legacy benefits for the Island's communities and support the wider spatial strategy of existing and emerging local planning policy.</p>	
			<p>However, the County Council recognises that there may be a need to review the Position Statement to take account of the project promoter's construction worker profile and any recent evidence/data and that the SPG should acknowledge this.</p>	
		<p>Equally inconsistent to require minimisation of travel but to limit accommodation sizes. SPG needs to retain flexibility. Also GP27 does not provide sufficient flexibility to consider alternatives.</p>	<p>Disagree. The County Council considers that it is not necessarily inconsistent to minimise the need to travel and limit construction worker accommodation at the main site. Supporting the provision of construction worker accommodation in the Island's main settlements will help to ensure that it is accessible to key services and facilities. Additionally, this approach will help to ensure that accommodation that is occupied post-construction will be accessible, providing a legacy benefit to the Island's communities. However, the guidance set out in GP10 makes provision for essential construction worker accommodation at the main site.</p>	<p>No change.</p>
		<p>Horizon seeks greater flexibility to identify</p>	<p>Disagree. The County Council considers</p>	<p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		suitable solutions for construction worker accommodation. The wording of GP27 does not give enough flexibility to consider alternatives. Suggest deleting everything after first sentence in the Land and Lakes box and deleting word 'fully' from the first sentence.	that GP27 provides sufficient flexibility for the project promoter to consider alternatives to Land and Lakes providing there is strong justification why the scheme is not suitable. Should Horizon have a preference for an alternative site then in any respect, the County Council would expect the project promoter to consider alternatives. The proposed amendment is therefore rejected.	
		Aim will be to 'encompass high quality, sustainable design standards where possible' therefore para 4.4.7 needs to be amended to reflect this.	Disagree. The County Council fully expects any proposal for construction worker accommodation to be of high quality, sustainable design. The proposed amendment is therefore rejected.	No change.
	10. Welsh Language and Culture	Agree with the GP.	Comment noted.	No change.
	11. Transportation	GP14 should refer to 'examination' of the use of rail and waterborne transport modes, rather than prioritise.	Disagree. NPS-EN1 (para 5.13.10) states that water-borne or rail transport is preferred over road transport at all stages of the (NPS) project, where cost-effective.	No change.
		GP14 should reference WelTag for wales.	GP14 of the draft Wylfa NNB SPG refers to WelTag. No change is therefore required.	No change.
		GP3 does not recognise a potential conflict with landscape and townscape character and therefore it is recommend the bullet point 3 of GP3 is reworded to read 'ensure that associated development sites chosen are easily accessible by a range of sustainable transport modes and, where possible, mitigate any potential conflict with the landscape and townscape character of the surrounding area'.	Agreed.	GP3 to be amended to reflect response.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		Important for guidance to maintain the option of MOLF as use of Holyhead Port and onward transportation could have a larger impact on A5025.	Comment noted. The County Council recognises that a MOLF may be the preferred means of delivering bulk construction materials and ALLs and this is reflected in para 4.6.9 of the draft Wylfa NNB SPG.	No change.
	12. Utilities	Supports requirement to upgrade existing infrastructure although NNB is part of the DCO and a matter ultimately for the Secretary of State and not appropriate for guidance to deal with impacts of NNB on utilities.	Disagree. Impacts arising from utilities provision associated with the NNB could have indirect effects on the provision of utilities across the Island. In consequence, the County Council considers it essential that the Wylfa NNB SPG contains guidance to both inform the project promoter's proposals and the Council's Local Impact Report.	No change.
	13. Waste	Reference to Q5 re interim radioactive waste storage.	See response to Q5.	In addition, and in response to other comments received, an additional reference to in GP17 will be made to potential radiological effects and the need to assess them.
	14. Climate Change	Agree with GP but mentions that guidance should only relate to associated development.	Comment noted. Whilst GP18 relates principally to associated development, reflecting NPS EN-1 the County Council would expect development at the main site to contribute to the mitigation of climate change. In this context, GP18 should help to inform the project promoter's proposals and the County Council's Local Impact Report.	No change.
	15. Environment	Broadly welcomes GP20, although it may not always be possible to protect and any impacts will require mitigation. Recommends change of	Comment noted. The County Council recognises that it may not be possible to avoid adverse impacts on the Island's	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		wording around conserving to 'where possible'. Also applies to GP26.	natural and built environmental assets. In this respect, GP20 (for example) states that, where significant adverse impacts cannot be avoided, the County Council expects appropriate mitigation and/or compensation measures to be implemented. In consequence, the County Council does not consider it necessary to amend the guidance.	
	16. Historic Environment	Broadly welcomes GP22. However, desire to protect the historic environment should include reference to 'where possible'.	<p>Comment noted. The County Council agrees that the wording of GP22 is inconsistent with that of GP20 in that it does not set out an expectation for mitigation if significant effects cannot be avoided. This is because the Council (as decision-maker with regard to associated developments) is bound by the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building or its setting and this will be irrespective of any mitigation offered.</p> <p>Accordingly, any attempt to offer mitigation if significant effects to listed buildings cannot be avoided can only be considered on the proviso that it does not fetter the duty of the County Council as decision maker in relation to its duty under section 66 of that Act.</p>	No change.
	17. Facilitating Development	Draft SPG suggests that adverse impacts are greater than benefits, in relation to 4.12.2 should be rephrased as '... and compensate for any adverse impact of the Wylfa NNB..' and use the term 'any' when discussing 'adverse impacts'.	Agreed.	Paragraphs 4.12.1 and 4.12.2 to be amended to refer to 'any' adverse impacts.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		Concerned that existing UK or Welsh planning policy is not in place providing for community benefits of the sort envisaged in draft SPG. Therefore questions whether the draft SPG is creating new policy and the appropriateness of GP23.	See response to Q3.	No change.
	18. Monitoring and Implementation	Supports.	Comment noted.	No change.
	19. Area Guidance	Broadly supportive, however in relation to Holyhead and Environs, refers to Q9 around ensuring flexibility to consider alternative sites.	See response to Q9.	No change.
A005	3. The Vision	The Vision does not set out what Anglesey should look like after the NNB. A better example might be: "To create an Anglesey where the residents will thrive from skilled sustainable employment in a high quality environment, whilst retaining the Island's unique beauty and identity for the enjoyment of visitors and locals alike."	Comment noted. It is considered that the Vision provides sufficient clarity and detail in relation to the County Council's transformational socio-economic aspirations from all the proposed major energy project on Anglesey, in particular the NNB. The Vision has been developed to complement national, regional and local policies, as well as existing corporate priorities.	No change.
	4. Objectives	Agree except for Objective 1 which is superfluous.	Disagree.	No change.
	8. Population and Community	Section 4.3.6: a better view would be that the Council expects the project promoter to clearly communicate how it will manage safely the operations of the nuclear power plant following construction including any distinct differences between it and the previous Magnox Nuclear Power Station.	Comment noted. It is agreed that additional wording could be included in respect of communication.	Paragraph 4.3.6 to be amended to include reference to the need for clear communication in respect of safety management.
	9. Construction Workers	Accommodation should be of the right type for promoter and main contractors. Should be	Comments noted and are considered to	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	Accommodation	sufficient on site to maintain security and to protect the environment, the use of existing buildings and brownfield land should also be maximised. Workers will not want to purchase, which may put pressure onto holiday lets, most attractive will be campus style accommodation. Which are suited to the larger communities such as Holyhead and Llangefni. These can deliver a legacy.	reflect the strategy set out in the draft SPG.	
		Do not agree with Topic Paper 3 reference that workers require smaller units, no precedent at Hinkley C. There is an opportunity for providing affordable housing but this should be decoupled from the construction workers accommodation. Odd that the Energy Island Programme adopts Land and Lakes in advance of SPG and first round of developer consultation.	Comment noted. Information from previous new builds suggests that the majority of accommodation will be single bed spaces. It is accepted that the mix and type of accommodation will need to be reviewed following receipt of further information on construction workers profile from the project promoter.	No change.
	15. Natural Environment	Agree with guiding principles but suggest that the developer should make best use of previously developed land which could be remediated, such as Anglesey Aluminium.	Comment noted. The SPG does include reference to brownfield/previously developed land (see, for example, GP10 and GP20).	No change.
	19. Area Guidance	Holyhead. Disagree with statements of Construction Workers Accommodation and Land and Lakes. Should be incentives to improve existing accommodation and new residential development. The type of worker accommodation proposed does not demonstrate robust arrangements from a security, amenity, transport or local community impact aspect. Is there an opportunity to use part of the Anglesey Aluminium site in combination with Lateral Power?	Comment noted. GP10 of the draft Wylfa NNB SPG does include for the establishment of a Housing/Accommodation Fund to improve the stock of existing private rented and reduce number of empty homes. This GP should be read in conjunction with Holyhead Area guidance.	No change.
A006	3. Vision	Nuclear plants should not be close to centres of population and there should be no construction	Comment noted. It is not the remit of the County Council or the Wylfa NNB SPG to	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		until there is a means of storing waste long term. The need for nuclear energy should not be at the expense of the natural environment. Biodiversity is a matter for public protection. Also no justification for endangering public health, question the level of subsidy and the issue of security.	consent or prevent the NNB, the principle of which is established in UK Government policy set out in NPS EN-6. The aim of the SPG is to ensure that the benefits of the NNB to the Island are maximised whilst minimising adverse impacts.	
	4. Objectives	We do not need nuclear power to provide energy.	Comment noted. The decision to promote nuclear power lies with the UK Government and it is not within the remit of the County Council to consider the principal of this energy source as part of the Wylfa NNB SPG.	No change.
	5. Project-Wide Guidance	Does the topic area include the risks to health of low-level radiation?	This issue is covered within paragraph 4.3.6 of the draft SPG.	No change.
	6. Economic Development	It would not benefit the local community, there is already a shortage of services which will be exacerbated. The existing cuts to services are at a time when the existing power station has been in operation.	Comment noted. The County Council will be required, once a DCO application is submitted, to prepare a Local Impact Report which will need to identify the impacts arising from the NNB which may include impacts upon local services. The purpose of the Wylfa NNB SPG therefore is to identify this matter as a potential issue and to set out the means by which the project promoter may be able to prevent, mitigate or compensate for any negative impacts, providing legacy benefits where possible.	No change.
	7. Tourism	There will be transport disruption and the visual impact of new pylons may also deter tourists.	Comment noted. The County Council is aware of the potential for transport disruption and as such seeks to prioritise rail and water-borne freight through the guidance contained within the draft SPG. The provision of power lines is not a matter	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			for the SPG and would be dealt with through a separate DCO application.	
	8. Population and Community	Negative impact on language and culture; jobs could be created in more sustainable ways.	Comment noted. The County Council is aware of the potential for the NNB to have a negative effect upon the Welsh language and culture. However, UK Government policy has identified the site at Wylfa as appropriate for a new nuclear power station therefore the Council is seeking to avoid or minimise negative effects associated with its development upon local communities, and maximise positive ones (including local job creation) through the guidance contained within the SPG, which is consistent with existing and emerging local planning policy in seeking to ensure that applicants submit evidence demonstrating how proposals have considered Welsh language and culture.	No change.
	9. Construction Workers Accommodation	It is not sustainable.	Comment noted. The County Council's approach to construction worker accommodation, which is to seek a split between tenures of 1/3, 1/3, 1/3, is considered to be one which provides the best opportunity of minimising negative effects whilst promoting positive ones. In this way it is considered sustainable. This is consistent with the Council's adopted Construction Workers Position Statement – see http://www.anglesey.gov.uk/Journals/2011/09/05/Position-Statement---Construction-Workers-Accommodation.pdf	No change.
	10. Welsh Language	Current decline is Welsh will be exacerbated by	As per response to Q8 above.	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		the project.		
	11. Transport	Problems with construction, concern with regard to the implications of accidents and lack of suitable evacuation routes off the Island.	Comment noted. The draft Wylfa NNB SPG (see GP14) seeks to prioritise rail and water modes of transport which is expected to reduce the numbers of vehicles that may otherwise be expected during the construction process. The issue of accidents related to nuclear power and means of evacuation is the responsibility of the Office of Nuclear Regulator (ONR) which determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation. This is carried out under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPiR).	No change.
	12. Utilities	Present utilities are inadequate.	Comment noted. The draft Wylfa NNB SPG (at GP15) sets out that the project promoter will be expected to undertake consultation with utilities providers with a view to ensuring that there would be no adverse impacts on utilities provision as a result of the NNB project.	No change.
	13. Waste	Careless of the County Council and Welsh Government not to be concerned about fuel stored for 160 years, what plans are available to show how waste will be stored?	<p>Comment noted. The issue of monitoring nuclear waste is something that will have to be agreed with and controlled by the regulators for the nuclear industry such as Natural Resources Wales (NRW).</p> <p>UK Government advises that the decision-maker for the main site (the Secretary of State following a recommendation from the</p>	Amend GP17 bullet point 1 to include reference to the need to identify and assess the potential effects of nuclear waste storage including associated radiological risks.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>Planning Inspectorate) should assume that the facilities for handling high-level waste can be provided and that as such, should not consider this matter further (NPS EN-6 para 2.11.4). The issue of long-term storage therefore lies outside of the remit for both the DCO process and for the Wylfa NNB SPG.</p> <p>The draft Wylfa NNB SPG does consider the issue of interim storage at GP17 and in light of comments received proposes to amend bullet point 1.</p>	
	14. Climate Change	Consideration should also be given to the impacts on climate change resulting from construction, including mining and to the impacts in the countries where these activities may take place.	Comment noted. The draft SPG does give consideration to the impacts on/of climate change (see GP18 and GP19) and includes reference to the re-use of buildings and material where possible (including Wylfa A). This would reduce the requirement for the mining of new material.	No change.
	15. Natural Environment	There appears to be no consideration (from the NPS) to the AONB and to SSSIs.	Disagree. NPS EN-6 (Volume 2) sets out the UK Government's consideration of the Wylfa site for NNB. Paragraph C9.70 states that the Government did consider the likelihood for effects upon the AONB and concluded that in view of the limited number of potentially suitable sites, the Government did not think the issues in relation to this criterion (AONB) are sufficient to justify not including the site in the NPS. Similar consideration was given to the potential for impacts upon SSSIs, notably Tre'r Gof SSSI (at C9.60).	No change
	19. Area Guidance	Rest of Anglesey. US Government recommended 50km evacuation area after	Comment noted. The issue of accidents related to nuclear power and means of	Add reference within the SPG to the legislative

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		Fukushima. This would include the whole Island. There should be a practice evacuation off the Island.	evacuation is the responsibility of the Office of Nuclear Regulator (ONR) which determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation.	procedures for emergency planning.
A007	-	Null response.	No comment.	No change.
A008: Federation of Small Business	2. SPG Purpose	Expresses reservations about safety and concerns about what sort of legacy we are leaving to future generations. Certainly, in two generations, the Island will be unrecognisable from that we see now, and perhaps even more so than envisaged by the current SPG.	Comment noted. The safety of the NNB is a consideration outside of the Wylfa NNB SPG. It is accepted that the development represents a significant change to the Island and the purpose of the SPG is to ensure that any change is beneficial to the economy and to local communities whilst minimising adverse impacts.	No change.
	3. Vision	Agree with Vision accepting that the County Council has to accept the NNB and maximise the local benefits. The Council should be prepared to argue for the best deals for the local community.	Comment noted. The purpose of the Wylfa NNB SPG is to support the Council in ensuring a legacy benefit for the Island.	No change.
	4. Objectives	Agree with objectives subject to comments listed above.	Comment noted	No change.
	5. Project Wide Guidance	Need to balance the adverse effects of NNB and the high costs incurred by local ratepayers	Comment noted. The aim of the Wylfa NNB SPG is to provide local planning guidance in order to minimise the potential for adverse effects and to suggest mitigation if such effects are unavoidable. The SPG is also intended to help the County Council, and project promoter, to identify where costs, for example new infrastructure, may be incurred and to require that such costs are met by the	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			developer (see, for example, GP23).	
	6. Economic development	The content and principles are well known, many require convincing that the Island's population will be any better in 50 years time.	Comment noted. It is not the remit of the County Council or the Wylfa NNB SPG to consent or prevent the NNB. The aim of the SPG is to ensure that the benefits to the Island arising from the NNB are maximised in order to provide for long term economic growth whilst protecting the local environment.	No change.
	7. Tourism	Content is agreed but tourism will not benefit from the project.	Comment noted. There is the potential for adverse effects upon the tourism economy arising from the NNB project. The aim of the Wylfa NNB SPG is to minimise these effects and to mitigate them where possible. GP5 and GP12 have been prepared with this aim in mind.	No change.
	8. Population and Community	There is no vision, except that NNB will be the saviour.	Disagree. As above, it is recognised that the NNB may create adverse effects upon the Island's population and communities, however the County Council is not the decision making body for the main site development. One of the key elements of the Wylfa NNB SPG is to ensure that adverse effects are minimised and mitigated.	No change.
	9. Construction Workers Accommodation	More thought should be given to re-using vacant property, or improving sub-standard properties.	Disagree. GP10 includes for the encouragement to re-use vacant buildings and reference is also made to the Housing/Accommodation fund which the County Council expects to be made available to support improvements to the quality of the private rented sector.	No change.
	10. Welsh Language	Agree with guidance but question availability of	Comment noted. GP13 lists examples of measures which could be employed to	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	and Culture	funding.	protect and enhance Welsh language and culture and the County Council would expect that funding for any related schemes would come from the project promoter.	
	11. Transport	A new, additional road crossing of Menai Straights is vital for next 50-100 years. Update and electrify the mainline and restore the Amlwch branch line.	Comment noted. The County Council recognises the importance of transport linkages on to and off the Island. Whilst the construction of a new bridge and electric upgrade of the mainline may be considered desirable, neither are something which can be required of the project promoter by the Wylfa NNB SPG.	No change.
	12. Utilities	Upgrade but caution over who will pay the cost.	Comment noted. GP15 states that the County Council expects the project promoter to work with utilities providers to ensure that upgrades are provided where required.	No change.
	13. Waste	Question who will pick up the cost of dealing with household/domestic waste generated by workers. Little discussion on control and cost of commercial waste and nuclear waste is not dealt with in a (re)assuring manner.	Paragraph 4.8.4 of the draft Wylfa NNB SPG states that it is the County Council's understanding that current municipal collection services have the capacity to cope with the extra demand. Notwithstanding, GP16 requires the project promoter to minimise waste arisings both in connection with the main site but also with associated developments. Paragraph 4.8.5 states that the Council is not statutorily responsible for the treatment and disposal of commercial waste therefore the extent that it can require the project promoter to undertake certain activities in this regard is limited. However, as noted above, the Council does require	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>that techniques are employed to minimise the amount of waste generated.</p> <p>Furthermore, should any additional facilities be required by waste companies employed to handle the commercial/industrial waste, then this will in itself be the subject of planning applications to the Waste Planning Authority.</p> <p>NPS EN-6 sets out what the Council can and cannot consider with regard to nuclear waste. The SPG cannot stray beyond existing policy.</p>	
	14. Climate Change	Agree with the guidance but question whether nuclear is the answer to the problem facing the world.	Comment noted. The UK Government considers that nuclear power represents a low carbon technology and this is set out within NPS EN-6 at paragraph 1.1.1.	No change.
	15. Natural Environment	Question how the opposition to power lines is being addressed and that any new lines should be underground.	Comment noted. Any requirement for new power lines would be the subject of a separate application. This would most likely be in the form of a separate DCO application to the Secretary of State and in consequence, is not within the scope of the Wylfa NNB SPG.	No change.
	16. Historic Environment	Insufficient consideration of historic landscapes and views and the threat posed by industrial development. Developers must not spoil what we have here.	<p>Comment noted. In accordance with existing and emerging national and local planning policy, guidance contained in the Wylfa NNB SPG requires that when preparing their applications, developers should provide due consideration to all aspects of the historic environment.</p> <p>GP22 includes reference to historic landscapes. Reference to setting is also made although the importance of views</p>	Include reference to the importance of views to certain historic features within GP 22.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			could also be included within the guidance.	
	17. Facilitating Development	Question whether the County Council can provided the resources appropriate to GP23 and GP24.	Comment noted. The County Council anticipates that the costs of monitoring will be funded by the project promoter. Similarly, costs incurred by the Council when using its statutory powers will be funded by the project promoter.	No change.
	18. Implementation and Monitoring	Considers that the County Council is not sufficiently powerful to fight UK Government and big business.	Disagree. The County Council will be the statutory decision maker in respect of development associated with the NNB (subject to call-in or appeal) and it also has a statutory role within the DCO process for the main site. As such, the County Council believes that it can have a significant influence on the NNB project.	No change.
	19. Area Guidance	Asks what plans are in place for evacuation in the event of an incident.	<p>In the UK the ONR determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation. This is carried out under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPIR).</p> <p>In January 2014, ONR published revised principles for determining REPPIR off-site emergency planning areas around nuclear licensed sites in the UK. This means that ONR considers local practical and strategic factors associated with implementing the plan when they determine the area. More information on the process used by ONR is available by visiting http://www.onr.org.uk/depz-onr-</p>	Add reference within SPG to the legislative procedures for emergency planning.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>principles.htm.</p> <p>Upon notification by ONR of the area requiring an emergency plan, the County Council consults all of the agencies with a role to play in its implementation.</p> <p>Following consultation with the relevant agencies and the operators, the County Council has to produce its off-site emergency plan within 6 months. The plan will consider a range of countermeasures proportionate to the risks identified, including sheltering or evacuation. The plan will be tested in an emergency exercise that includes the Local Authority, the police, the regulator, the met office, public health bodies and other agencies that would be involved in an event. Decision to evacuate or shelter would be taken based on the specific factors presented on the day.</p> <p>The Local Authority Emergency Plan will be considered every three years, following the operator's identification of hazards on site and the risks they present to the public, or when the operator makes a material change to activity on the site. This means that any changes associated with nuclear new build will be considered under REPPiR.</p>	
A009	3. Vision	The County Council should be transparent in its dealings with Horizon. Furthermore, there is already consultation fatigue with all developments coming forward and the SPG is too long to be able to make meaningful comment	Comment noted. The County Council provides regular updates via committees and newsletter with regard to its discussions with the project promoter. The Council recognises that the Wylfa NNB	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		in time allowed. Nuclear waste which is important, is lacking in coverage.	<p>SPG is a long document but this reflects the wide range of topics that require consideration and the importance which the Council places upon having comprehensive policy guidance coverage.</p> <p>The Council recognises that nuclear waste is important. However, the SPG can only provide local interpretation and guidance on existing policy and the relevant policy concerning nuclear waste is set by UK Government. NPS EN6 (at paragraph 2.11.6) states that: <i>'The UK has robust legislative and regulatory systems in place for the management (including interim storage, disposal and transport) of all forms of radioactive waste that will be produced by new nuclear power stations. The IPC should act on the basis that the relevant licensing and permitting regimes will be properly applied and enforced'</i>.</p>	
	13. Waste	<p>Lack of clarification over responsibility for identifying contaminated land and level of monitoring required. Lack of evidence of risk assessment and resource planning.</p> <p>No explanation for long-term disposal of high level waste. Reference to Cumbria's refusal to accommodate high level waste should prompt Anglesey into stating that either a second application may be submitted to host the waste at Wylfa or that it will actively oppose being the UK's permanent Geological Disposal Facility.</p>	<p>Comment noted. The issue of monitoring nuclear waste is something that will have to be agreed with, and controlled by, the regulators for the nuclear industry such as Natural Resources Wales (NRW).</p> <p>Comment noted. UK Government advises that the decision-maker for the main site (the Secretary of State following a recommendation from the Planning Inspectorate) should assume that the facilities for handling high-level waste can be provided and that as such, should not consider the matter further (see NPS EN-6 para 2.11.4). The issue of long-term storage therefore lies outside of the remit for both the DCO process and for the Wylfa NNB SPG.</p>	<p>No change.</p> <p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	15. Climate Change	No specific consideration for human rights, and the rights of future generations to be left with 'the clean up'. Also raises the concept of inter-generational equity and the issue of human rights and uranium mining.	Notwithstanding, the County Council has previously stated that it opposes proposals for a GDF (see http://www.anglesey.gov.uk/empty-nav/news/press-releases-2014/april-2014/anglesey-will-not-accept-nuclear-waste/122675.article) Comment noted. The issue of responsibility for long-term nuclear waste storage and the extent to which the Wylfa NNB SPG can consider it is set out above. The issue of human rights and uranium mining lies outside the scope of the SPG.	No change.
A010	Questions 2, 3, 4.	Support is provided for first three questions, no specific comment.	No responses required	No change.
A011: Welsh Water	11. GP15	AMP investment is regulated by OFWAT and Natural Resources Wales both in terms of the amount of funding and the timing of the planned regulatory work. There may be instances where developers' needs do not coincide with the timing of planned investment. In such circumstances where infrastructure improvements would be required prior to any planned investment we would look at other mechanisms to fill this funding gap such as developers' contributions through planning obligations. Once the exact locations and densities of proposed allocations and associated development are confirmed we will assess the impact of the potential developments upon our assets, and advise accordingly. Welsh Water will maintain dialogue with the Local Planning Authority through the Anglesey & Gwynedd Joint	Comment noted. GP15 requires that the project promoters work with utilities providers such as Welsh Water to ensure that any requirements for new infrastructure or upgrades of existing are agreed. GP23 sets out the County Council's expectations for project promoters to enter into planning obligations. The supporting text identifies water supply and waste water treatment as infrastructure where contributions are likely to be sought. Comment noted. The County Council welcomes Welsh Water's proposed approach to assessing potential impacts arising from the NNB project on water supply infrastructure.	No change. No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		Local Development Plan process to assess infrastructure capacity for proposed growth areas.		
	16. GP 23	The guidance states that the County Council will expect a comprehensive scheme of measures to mitigate and compensate for the impact of the Wylfa NNB project. These measures would be delivered through planning conditions and obligations as appropriate. The supporting text states that such measures can include the provision of, and contribution towards, essential infrastructure necessary to support the Wylfa NNB project including water supply and waste water treatment. There may be instances where infrastructure improvements would be required prior to any planned investment by Welsh Water and we would look at other mechanisms to fill this funding gap such as developers' contributions through planning obligations. As such we support the provisions of this guidance.	Comment noted.	No change.
	17. Locational Guidance: Holyhead and Environs	Page 108 of the draft Wylfa NNB SPG states that investment may be required at Holyhead WwTW for a new storm overflow chamber/tank, however it cannot be ascertained what infrastructure improvements may be needed to accommodate development until such time as the location and densities of proposed developments are known, as such we would request that the sentence containing this information is removed from the policy.	Agreed.	Text to be removed as per the response.
	Amlwch and Environs	The utilities heading on page 119 states that "It has been previously noted that there are sewerage issues in the local area and without investment in these infrastructure it is unlikely to be possible to accommodate additional	Agreed.	Text to be removed as per the response.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	A55/A5 Corridor	<p>development.” There are no major issues with the sewerage system in Amlwch therefore we would recommend that this sentence is deleted. We can assess the impact of any proposal on our infrastructure once the location and size of any proposed development is known.</p> <p>The utilities heading on page 125 states that Llanfairpwll wastewater treatment works is considered to be operating close to its volumetric capacity and therefore is unlikely to be able to accommodate future development within the existing sewerage network. Whilst it is correct that the wastewater treatment works is operating close to its volumetric capacity, this does not necessarily mean that the catchment cannot accommodate any more growth. We would recommend that the wording “and therefore is unlikely to be able to accommodate future development within the existing sewerage network” is replaced with the wording “the project promoter should enter into early discussions with Welsh Water in respect of any development proposals within the catchment of Llanfairpwll wastewater treatment works” as included within the wording of policy GP30.</p> <p>In addition, the catchments of Valley, Gaerwen and Llanfairpwll wastewater treatment works have experienced sewer network flooding incidents therefore we would recommend that this information is included in the SPG to maintain consistency with the advice provided for other settlements in the locational guidance chapter.</p>	Agreed.	Wording to be amended to reflect this response.
A012	Null response		No response required	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
A013	Questions 2-19	Replies 'yes' to all questions, no specific comment.	No response required.	No change.
A014	2. SPG Purpose	Agrees with 'Purpose', no specific comments.	No response required.	No change.
A015	Questions 2-10	Agrees, no response to remaining questions. Cautions that tourism is vital to Anglesey and that clear plans should be in place to minimise disruption from construction traffic.	<p>Comment noted. The County Council recognises the importance of the visitor economy to Anglesey and the sensitivity of that sector in the context of the NNB project. The Council has therefore prepared two GPs to address specific issues relating to tourism and the visitor economy (GP5 and GP12).</p> <p>With regard to the potential for impacts arising from construction traffic, the Council expects the project promoter to prioritise the use of rail and water as transport modes. In addition, Transport Plans, Travel Plans and Traffic Management Plans will be required. Further, the spatial strategy as set out within the Development Plan, and reflected in the draft SPG, seeks to locate associated developments in accessible locations. With these measures in place, the County Council believes that the potential for congestion to occur and cause disruption to visitors and tourists could be minimised.</p>	No change.
A016	3. Vision	The plant is too close to Cemaes Bay and health impairments will increase.	Comment noted. The location of the main site has been determined by the UK Government. The County Council's ability to influence its location therefore lies outside the scope of the Wylfa NNB SPG. However, the draft SPG includes specific guidance which is designed to minimise adverse health impacts arising from the	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			NNB project (see GP7).	
	4. Objectives	See above.	As above.	No change.
A017	9. Construction Workers Accommodation	There is sufficient unoccupied accommodation on Anglesey. Where possible, local people should be used during the construction process.	<p>Comment noted. The County Council is keen to encourage the re-use of existing vacant properties to minimise the requirement for new build and specific reference to this is made within GP10 of the draft Wylfa NNB SPG.</p> <p>The NNB project has the potential to provide a significant number of jobs which the Council believes should be available to the local community. As such the draft SPG contains a number of GPs which are designed to maximise the economic opportunities available to local people. These GPs include GP1 and GP2 in particular.</p>	No change.
	20. A5025 Corridor	The A5025 is not suited for large commercial vehicles due to its size and the fact that it travels through many small villages, most of which have schools and a considerable population of elderly people. Care must be taken in this area.	Comment noted. The County Council recognises the character of the A5025 is such that significant increase in traffic could pose an issue to local communities (it is one of five key issues identified within the supporting text to GP31). Highways locations which may require upgrading are also identified within the Area of Search whilst the Council's overall approach to transportation is to require a prioritisation of rail and water above road for the movement of freight.	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
A018: Betsi Cadwaladr University Local Health Board	4. Project Wide guidance	Betsi Cadwaladr University Health Board welcome the introduction of Population and Community topic area within the Project-wide guidance, in particular the “Health and Wellbeing” agenda.	Comment noted.	No change.
	5. Guiding Principles	Welcome reference to the Community Facilities and Services agenda, and the clear reference to Health and Wellbeing as noted within NPS EN-6 Section 3.11: “The Nuclear AoS also identified that there could be positive effects for health and well being resulting from the positive socio-economic benefits of new nuclear power stations”. It will be important to have open engagement with residents about any positive and negative impacts which are perceived to be associated with this type of development.	Agreed. GP7: Protecting Health of the draft Wylfa NNB SPG requires the project promoter to work with the Local Health Board to identify potentially significant health impacts and appropriate mitigation. This is to include the provision of information to residents and visitors which, the County Council expects, would include information on the potential positive and negative impacts associated with the NNB. Paragraph 4.3.6 also makes specific reference to the need for the project promoter to communicate risk associated with radiation to the Island’s communities.	No change.
	7. Population and Community	Welcomes the reference to the Community Facilities and Services agenda, and the clear reference to Health and Well-being. Note and support the clear link to NPS EN-6: Section 3.11.	Comment noted	No change.
		Welcomes the clear reference to population, health and wellbeing, in particular reference to GP7 – “Protecting Health”.	Comment noted.	No change.
		Notes reference to NPS EN-6, and wishes also to reference section 3.12.5 of this referenced document. “In common with other major industrial processes, the construction, operation and decommissioning of new nuclear power stations could affect health care provision. For example, the facility could increase demand on	Comment noted. The potential for increased demands upon existing health care provision and monitoring services is recognised within the draft SPG (see, for example, the fourth bullet point at paragraph 4.12.3 and the related GP23). Whilst GP25 does not make specific reference to what should be monitored	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		health monitoring services.” Wishes to include section 3.12.5 of NPS EN-6 as an action point within the drafted consultation in order to address potential mitigation measures of the proposed NNB.	during construction and operation, the County Council is of the opinion that health should be one such matter.	
A019: Natural Resources Wales	SPG Principles	The Wylfa NNB SPG needs to address design and siting principles in a context appraisal for protected areas and protected landscapes in more detail i.e. detailing the types of mitigation that will be sought and design principles such as use of green roofs on associated development.	Comment noted. The draft Wylfa NNB SPG sets out within GP20 the requirement to conserve and enhance the natural environment. With regard to mitigation, the draft SPG sets out eight examples of potentially suitable mitigation but the County Council does accept that these do not relate explicitly to design principles. Whilst the Council is of the opinion that the draft SPG should not be too prescriptive, it could include the importance of design principles focussed upon the natural environment as an additional bullet point.	Bullet point to be included within GP20 which references the adoption of good design principles as a means of reducing impacts upon protected areas and landscapes.
	Objective 7	NRW welcomes inclusion of this objective.	Comment noted.	No change.
	GP14	Should include reference to a Green Travel Plan for Wylfa.	Agreed. GP14 makes reference to a Transport Plan which could include ‘green initiatives’. However, it is accepted that explicit reference to Green Travel Plans could be included.	Include reference to Green Travel Plan within GP14.
		The document should identify spatial areas of planning gain and emphasise environmental projects that could benefit from a community fund.	The draft Wylfa NNB SPG sets out an expectation that the project promoter will mitigate and compensate for any adverse effects and that this may be delivered via Planning Obligations. The establishment of a separate community fund is a separate issue which would take place outside of the planning process and reference is made within paragraph 4.12.5 to the proposed Community Benefit Contributions which the	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			County Council intends to operate. There is potential for the CBC to include environmental projects.	
		Not clear how much weight will be given to the SPG and which local planning document it is designed to support given the emerging JLDP is not adopted.	The weight to be attached to the Wylfa NNB SPG will be determined by the relevant decision maker. However, the SPG will be a material consideration for the County Council when it is considering Town and Country planning applications for associated developments.	No change.
			The SPG principally supplements the existing Local Plan and NPS and not the JLDP (which is still in preparation). Further information on the relationship between the SPG, adopted and emerging plans is provided within Section 1.2 of the draft SPG.	
	GP 20	Greater clarity would be provided by the addition of sub-objectives relating to the need to maintain and enhance ecological capacity and function and also the need to maintain and enhance soils and soil functions.	Comment noted. It is considered that the concept of ecological capacity is difficult to accurately define and measure and that as such it would not be appropriate for consideration within the Wylfa NNB SPG. Within GP20, the draft SPG recognises the importance of avoiding loss of best and most versatile land and notes that one way to achieve this is to maximise development on previously developed land thereby maintaining soil functions.	No change.
	GP26	In GP26 the need for the Wylfa development cannot be questioned as it is established by NPS EN-6. Consequently, IROPI cannot be questioned in regards of HRA. As the integrity of European sites could be adversely affected, the need for compensatory measures should be set	Comment noted. GP26 does not question the need for the project (paragraph 5.1.9). Bullet point four lists a requirement for mitigation but does not reference the possible requirement for compensation.	Amend GP26, fourth bullet point to include reference to the need to compensate for significant effects upon the integrity of European protected site if such effects

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		out in the SPG, separate from mitigation.		cannot be avoided through mitigation.
		The SPG should make clear that the EIA for the Wylfa site should be presented for the Wylfa project as a whole, which should include an assessment of the effects from associated development linked to the Wylfa project, including grid connection infrastructure, access infrastructure, etc.	Disagree. As associated development applications may come forward independently of the DCO application (and be submitted by promoters other than Horizon), it is not considered appropriate for the SPG to stipulate that EIA should relate to the Wylfa NNB project as a whole. However, whilst the draft SPG makes clear the importance of considering cumulative impacts, it is considered that clear reference could be made to the need to consider cumulative effects arising from the various components of the project itself.	Reference to be included at paragraph 4.1.4 to the need to consider the cumulative effects of the main site, associated developments and any developments proposed by third parties.
		Further clarity sought on what assessment (including impacts on designated sites) has been made of the water supply for the proposed Wylfa project.	Comment noted. The County Council commissioned a Water Cycle Study which reported in 2013 and which informed the Infrastructure Topic Paper. It is presumed that the project promoter, in liaison with Welsh Water have/are commissioning assessments on the potential impacts arising from increased water demand upon designated sites. The Council presumes that the results of such studies will be made available as part of the PAC1 consultation.	No change.
	Areas of Search	The SPG refers to several Areas of Search where some associated development (construction workers accommodation) could be appropriate on the fringe of settlements. Clarity sought as to how this would be consistent with the emerging JLDP strategy.	Comment noted. The approach to the location of construction worker accommodation in Amlwch, Holyhead and Llangefni follows Strategic Policy PS3 of the JLDP Preferred Strategy. This sets out that most new development will take place within, and on the fringe of, these Urban	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	Definition of scale of development	The definition of small scale development needs to be clarified. Development of up to 50 residential units is not considered to be small scale. Major development is defined as 10 residential units or more in Development Management Procedure Order Wales 2012.	Service Centres. Disagree. The Development Management Procedure Order Wales 2012 defines development as 'major' for the purposes of administering and processing planning applications. Reference to 'small' and 'large' scale development within the context of the Wylfa NNB SPG is linked to the definitions applied within the County Council's extant Interim Planning Policy Large Housing Sites. This states that applications for 50+ dwellings will be considered to fall within the definition of 'large' or, at paragraph 14, 'major'. The SPG is therefore seeking to recognise the distinction currently made within the extant policy between sites above and below 50 units. To be consistent with the interim policy, the figure of 50+ for the definition of large was adopted within the draft SPG. Consideration was given to defining development below 50 as 'medium' but this then implied that there should be a further category of 'small'. The inclusion of a third category would not be supported by current adopted plan policy and therefore the SPG should restrict itself to development above and below 50 dwellings.	No change
	Transmission infrastructure	The guidance states that the Wylfa NNB SPG does not provide guidance to development related to connection of the electricity transmission infrastructure. However, the guidance should highlight that the Wylfa project will need to address the in combination and cumulative impacts of the Wylfa project together with associated grid infrastructure and also other	Agreed. Paragraph 4.1.4 (which deals with cumulative impacts) could be amended further to include reference to electricity transmission infrastructure as an example of other cumulative/in combination development.	Amend paragraph 4.1.4 to also include reference to transmission infrastructure.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		major development.		
	Transmission infrastructure	Whilst para. 1.2.1 of the draft SPG refers to its purpose to provide advice on direct and indirect matters, para. 1.1.12 states that this SPG would not apply to grid connection infrastructure. The SPG should also clarify that indirect impacts from grid connection should be considered by the County Council in order to make an informed response in its Local Impact Report and the HRA/EIA process too.	Comment noted. Section 4.9 of EN-1 sets out UK Government policy with regard to the consideration of electricity generating infrastructure and the related grid connection. It states that the submission of a joint application, or applications in tandem, is appropriate but recognises that this is not always possible and that in such circumstances some information on the connection should be provided and the reasons for not submitting an application in tandem explained.	SPG to accept that it is not always possible to submit a single or tandem applications to include the main site and its grid connection but to recognise, within GP20, that some information may be required in order to understand the cumulative effect of the developments, particularly upon the natural environment.
	Aims and Objectives	One of the stated aims of the SPG is to inform the Local Impact Report and SOCG. NRW suggest that the SPG also includes a stated aim to inform pre-app discussions for both the Wylfa project and its associated development.	Agreed. Paragraph 1.2.2 sets out four aims for the Wylfa NNB SPG. The aims could be extended, or supporting text modified, to include reference to pre-application discussions.	Paragraph 1.2.2 to be amended to include reference to pre-application discussions.
		PPW does not class nuclear as low carbon, PPW has been updated.	Comment noted. It is accepted that PPW Edition 6 (at paragraph 12.8.7) states that planning policy does not include nuclear as low carbon. However, UK Government policy is clear that nuclear is a form of low carbon technology.	Paragraphs 2.2.1 and 2.2.2 to be amended to reflect PPW Edition 6 and to remove reference to low carbon.
	4.9.9	Guidance should be provided on habitat improvement.	Disagree. It is considered that the provision of guidance on habitat improvement would take the Wylfa NNB SPG into a level of detail that is not appropriate.	No change.
	4.12.2	Reference to 'Development Consent Orders'.	Agreed. The draft Wylfa NNB SPG currently references 'Development Consent requirements'. Accepted that this should be amended to include 'Order'.	Amend paragraph 4.12.2 to state 'Development Consent Order requirements'.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	4.12	Local Development Orders could be used as an appropriate mechanism in locations such as business parks.	Comment noted. The County Council may consider the adoption of LDOs in appropriate circumstances. However, this is outside the scope of the Wylfa NNB SPG.	No change.
	GP26-33	Use of terminology regarding European sites – the correct wording should be ‘if a proposal either alone or in combination gives rise to a likelihood of significant effects then an Appropriate Assessment will be required. GP 26 should also make reference to protected species and ancient woodland. Reference should also be made to the Wales Coastal Path.	Agreed. The draft Wylfa NNB SPG can be amended to include the wording provided by NRW in respect of Appropriate Assessment. GP26 could include reference to Ancient Woodland and the Wales Coastal Path.	GP26 to be amended to reflect the suggested wording in this response. GP26 to be amended to include references to Ancient Woodland and the Wales Coastal Path.
	Open space	Reference could be made to the natural greenspace toolkit prepared by former CCW. Terms such as blue and green infrastructure should be included within the Glossary.	Disagree. The Green Space Toolkit is designed to help local authorities improve and plan green areas within towns and cities and as such it not considered a development management tool. The draft Wylfa NNB SPG contains a list of abbreviations which is considered sufficient.	No change.
A020: Environmental Health	Health and Wellbeing, Air Quality, Noise and Housing.	Broadly satisfied that the Wylfa NNB SPG will seek to ensure that these issues will be addressed but make observations. It is important to ensure that the SPG’s aims and objectives are realistic. Inevitable with a project to this size that issues with regard to air pollution, noise and housing will give rise to certain difficulties. Care should be taken when using statements such as “maintains and enhance” or “conserve or enhance”. Indeed, where individual objectives are discussed in more detail later in the document mention is made of “minimising the release of potentially	Comment noted. Comment noted with regard to the use of phrases such as ‘maintains and enhances’ and it is understood that such a desired objective may not always be achievable. However, the purpose of the Wylfa NNB SPG is to set out what the project promoter should aspire to aim for and in this context the wording of the objectives is considered to be appropriate. Where the project promoter, and due consideration and	No change. No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		polluting substances” which is a better approach.	assessment, conclude that the NNB project will not maintain or enhance, then individual GPs set out a requirement for mitigation and compensation.	
	4.1.1, GP7 and 20	Agree with the requirements set out within these paragraphs.	Comment noted.	No change.
	GP21	The SPG should recognise that some of the Island’s properties are on private ground water supplies and mitigation/compensation measures should be put in place if supplies are interrupted temporarily or indefinitely.	Agreed. The draft Wylfa NNB SPG does not make explicit reference to private water supplies, particularly those associated with domestic use.	Amend GP15 to include reference to the need to protect private water supplies, or to provide satisfactory, alternative supply.
	GP24	May wish to have regard to the Power of Wellbeing contained within the Local Government Act 2000.	Disagree. The list of powers in GP24 is expressly not exhaustive and it is not considered necessary to add specific reference to this legislation.	No change.
	4.3.7	Disagree with phrase that Anglesey residents are generally healthy and the response references the document <i>“Trends in mortality and life expectancy in the Isle of Anglesey”</i> .	Disagree. The majority of residents in Anglesey do describe themselves as ‘healthy’. The 2011 Census found no Anglesey Lower Super Output Areas within the 10% most deprived for health with 78.6% describing their health as ‘Good’ or ‘Very Good’. <i>“Trends in mortality and life expectancy in the Isle of Anglesey 2011”</i> uses mortality data up to 2009. Mortality rates may not accurately reflect people’s perception of their feeling of healthiness. That said, the document does compare ‘healthy life expectancy’ and it identifies a slight increase between the period 2001-2005 and 2005-2009. Notwithstanding the above, it is recognised that the relative health of Anglesey is lower compared to	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			many other Welsh local authorities.	
	4.3.12	Reference fuel poverty and transport costs associated with rural living.	Agreed. It is recognised that fuel poverty and transport costs can affect some of the Island's communities.	Include reference to fuel poverty and transport costs within supporting text to GP9.
	GP10	The Local Authority has implemented an additional licensing scheme for houses in multiple occupation (HMO). You may wish to recognise that the local authority would encourage the provision of good quality HMOs as an additional option for worker accommodation within GP10.	Comment noted. GP10 includes reference to improving the private rented sector, in quality and quantity and it is considered that this covers sufficiently the comment made in this response.	No change.
	5.2.3	Mention that Holyhead is the most deprived town in North and Mid Wales. Rhyl ranks higher. However, many of Holyhead's wards consistently rank highest across the various subject Welsh Index of Multiple Deprivation indices in Anglesey apart for access to services. In addition to those mentioned, this also includes health, education, physical environment and community safety.	Agreed. The SPG recognises that Holyhead includes the Island's most deprived wards however, it is necessary to amend the factual inaccuracy in respect of Holyhead being the most deprived town in North and Mid Wales.	Amend 5.2.3 to include reference to poor performance of wards in relation to health, education, physical environment and community safety and also amend text to state that Holyhead is ' <i>one of the most deprived towns in North and Mid Wales</i> '.
	5.3.2	Health is also an issue in Tudur.	Agreed. In the Welsh Indices of Multiple Deprivation 2011 Tudur is recorded as having the highest level of deprivation (health) in Anglesey.	Include reference to relative poor levels of health in Tudur at 5.3.2.
	5.4.3	Mention is made of Amlwch Port. Dispute the claim that housing and access to services are the primary concern as there are other areas such as employment, education, which rank higher. On page 133 55bB should be 55dB.	Agreed. The draft Wylfa NNB SPG states that housing and access are particular issues (but infers that they are not the only ones).	Amend 5.4.3 to include reference to employment and education. Amendment on page 133 to 55 dB.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	Box 3.1	States that “the private rented sector includes for the greatest number of unfit properties...” Incorrect, the private sector housing survey 2008 states at 4.1.14 that the “highest rates of unfitness are associated with the private-rented sector, with flats in converted buildings and with pre-war housing”. You may wish to note that unfitness rates have declined significantly from 4.3% in 1996 to 2% in 2008.	Comment noted., although the County Council does not intend to update the Housing Topic Paper (to which this comment relates).	No change.
A021: Housing Services	2. SPG Purpose	Agrees with purpose and is fully supportive of the importance of the SPG in addressing the housing consequences of the NNB.	Comment noted.	No change.
	3. Vision	Agrees with Vision and from a housing perspective, considers that the investment associated with the project offers the opportunity to kick-start the development of new homes and assist with associated infrastructure to create sustainable communities.	Comment noted.	No change.
	4. Project-wide Guidance	Suggestion that because of the relevance of housing to the objectives, Objective 4 could be re-worded to state: Objective 4 To ensure that Wylfa NNB project maintains and enhances the quality of life (including health, housing, wellbeing and amenity) of the Island’s residents, visitors and workers during its construction and operation).	Comment noted. Whilst housing can affect a resident’s quality of life, it is an indirect effect (i.e. poor quality housing can affect health, wellbeing and amenity). As such no change is proposed.	No change.
	9. Construction Workers Accommodation	Agree with principal, suggests improvement because the implications extend beyond short term provision of workers accommodation to the housing implication of for the island’s population as a whole. Therefore suggests GP10 it is re-titled Construction Workers’ Accommodation and Local Housing Need.	Agreed. GP10 discusses the potential which the NNB project has to affect the local housing market, the needs and requirements of local residents. It is therefore considered appropriate to amend the title along the lines suggested.	Amend GP10 to ‘Construction Worker Accommodation and Anglesey’s Housing Market’.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>The guiding principles, GP10, correctly capture the standards which need to be applied to special purpose worker accommodation. In relation to the requirement proposed that the project promoter should provide a Construction Worker Accommodation Strategy, it should be stated that this should take into account evidence and research into the housing market already undertaken by the County Council.</p>	<p>Agreed. The County Council commissioned a report which considered the potential effects of the NNB project upon the housing market and recommended approaches to mitigate effects and provide a longer-term positive legacy. Many of the recommendations are contained within the draft Wylfa NNB SPG but it is accepted that it may be helpful to signpost the research.</p>	<p>Include reference to recent County Council research into the potential implications arising from the NNB project on the housing market.</p>
		<p>Endorses the view that “a housing legacy” should be an important outcome of the project and that while concerns about the pressures that an influx of workers may put on local housing supply and prices are commonly raised, this can be managed by the proposals, including the Housing Hub, suggested.</p>	<p>Comment noted.</p>	<p>No change.</p>
		<p>Regarding GP11, this proposal will be beneficial both to the promoter and Anglesey residents. Clarification is needed as to whether “establishment of a Housing Advice Service” is an addition to the proposal for a Housing Hub or the same thing.</p>	<p>Comment noted. It is envisaged that the Housing Advice Service will form part of the services provided within the Housing Hub.</p>	<p>No change.</p>
<p>A022: Conygar Wales</p>		<p>Urges the Council to provide more specific planning guidance on a number of proposed developments which have the potential to make significant contribution to the economic success of the Wylfa NNB:</p>		
		<p>Parc Cybi: Well placed to accommodate tier 1 and 2 suppliers but requires ‘pump priming’ to develop the type of accommodation required. It is also well located to accommodate a strategic logistics centre serving the NNB. Development beyond the truck stop and logistics hub may</p>	<p>Comment noted. Parc Cybi is an Enterprise Zone site (EZ2). The County Council’s ability to respond flexibly to development on the land is framed within existing, adopted planning policy. This is reflected within the guidance provided</p>	<p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>require the Council to adopt a more flexible and responsive approach to development which could be reflected in the Wylfa NNB SPG.</p>	<p>within the draft Wylfa NNB SPG. GP27 encourages the project promoter to consider how associated developments can support the EZ sites within the context of existing policy.</p>	
		<p>Holyhead Port: Reference to the Topic Paper which is considered to be focussed too much on road travel, when deliveries by sea are considered more sustainable. Lack of SPG focus on the Port is a major concern, compounded within the Infrastructure Topic Paper (see Table 3.1 which contains no reference to investment in sea transportation). The Wylfa NNB SPG should identify the Port as a fundamental infrastructure need.</p>	<p>Comment noted. The draft Wylfa NNB SPG recognises the importance of Holyhead Port, but in response to this and other comments raised during consultation, the importance of the Port to the economy will be strengthened. GP27 identifies a requirement upon the project promoter to investigate use of the Port for the transportation of construction materials and elsewhere, the SPG prioritises the use of rail and water over road.</p>	<p>Strengthen reference to the Port of Holyhead where appropriate.</p>
		<p>Holyhead Waterfront: supports SPG requirement that a significant amount of construction worker accommodation be provided within new open market rented accommodation. The recently approved Waterfront development provides an accommodation opportunity. Long term the Waterfront development will provide a form and standard of accommodation not currently available in the market and act as a catalyst for regeneration.</p>	<p>Comment noted. In addition to comment raised the SPG will be updated to record the success of the Vibrant and Viable Places bid.</p>	<p>Update SPG to reflect success of Vibrant and Viable Places bid.</p>
<p>A023: Meyrick Estate</p>	<p>Area Guidance: A5/55 Corridor</p>	<p>The SPG should make reference to the potential for brownfield quarry voids along the corridor with good accessibility to the A55 to accommodate NNB related temporary or permanent development in a visually contained setting.</p>	<p>Comment noted. The Wylfa NNB SPG is supportive of associated development alongside the A55 provided that it complies with current adopted planning policy. As such, most types of development should be focussed within defined settlement boundaries. Freight logistics may be appropriate on the brownfield sites in question provided that they comply with the</p>	<p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	Area Guidance: Rest of Anglesey	SPG should highlight opportunities for technology related development at the Anglesey Circuit involving re-us of buildings and utilisation of the motor racing circuit and its curtilage. This would bring economic benefit to south west of Anglesey. GP33 should be amended accordingly.	relevant bullet points within GP30 and with current adopted planning policy. The policy guidance contained within GP33 Employment is considered sufficient with respect to the Anglesey Circuit and its potential to contribute to the NNB project.	No change
A024: Anglesey Economic Regeneration Partnership	Purpose and Objectives	SPG forms a sound and comprehensive document that the purpose and objectives are clearly defined and agree with the Vision. Comments made are on the SPG and Topic Papers and there is a comment that the Topic Papers would benefit from the identification of more issues and recommendations.	Comment noted. It is not the County Council's intention to update the Topic Papers which were used to inform the draft SPG only.	No change.
	Tourism	Considered that Tourism warrants its own Topic Paper. SPG should include reference to 'Welsh Government Strategy for Tourism Partnership for Growth 2013-2020.	It is not considered necessary to prepare a further topic paper on tourism as this is captured in the context of the wider economy within Topic Paper 4: Economic Development. It is agreed that Partnership for Growth: The Welsh Government Strategy for Tourism 2013-2020 could be referenced in Section 4.2 of the draft SPG.	Reference to Partnership for Growth: The Welsh Government Strategy for Tourism 2013-2020 to be included in Section 4.2.
	Displacement	Concerned about displacement of jobs and homes and considers that this should be given greater attention within the SPG with firm recommendations for mitigation.	Disagree. The draft Wylfa NNB SPG contains specific guidance that is designed to minimise adverse impacts on the local housing market and generate legacy benefits (see GP10) and to maximise local employment opportunities (GP1 and GP2). It is not clear from this response how the guidance could be strengthened in this	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	Accommodation	Considers this requires strengthening within SPG. Concerns about displacement of current housing stock and recommends greater consideration of visitor economy and more reference to tourism accommodation.	regard. Disagree. The draft Wylfa NNB SPG includes specific guidance at GP10 which seeks to manage impacts on the local housing market. GP5 and GP12 also consider specifically the visitor economy and tourism accommodation. It is not clear from this response how this guidance could be strengthened.	No change.
	Job Creation and Skills Supply Chain	Importance of promoting STEM subjects should be given greater prominence in the SPG. Measures should be put in place to ensure that schools and colleges have structure in place to provide the best opportunities. Also need measures to support local skills now and for future generations. SPG should require early, meaningful dialogue between developer and training providers to ensure correct skills training is in place in sufficient time.	Comment noted. It is considered that GP2 provides sufficient guidance to maximise local accessibility to jobs and skills development. However, it is agreed that GP2 should explicitly require early dialogue between the project promoter and training providers and that reference could be made to the promotion of STEM subjects.	Amend GP2 to refer to the need for early dialogue between the project promoter and training providers and the promotion of STEM subjects.
	Community Benefits	Post-build legacy benefits are not mentioned, making informed and integrated decisions could lead to positive post-build legacy opportunities. SPG should refer to the £7.5m Holyhead: Realising Sustainable Community benefit bid (now successful).	Disagree. A central aim of the Wylfa NNB SPG is to realise lasting legacy benefits for the Island's economy and its communities. Agreed.	No change. SPG to be updated to include reference to the successful bid.
A025: Economic and Community Regeneration Service	Objectives	Objectives are clear, however need to capture that informed and integrated decisions during planning and consenting can lead to post build legacy benefits.	Disagree. Throughout the draft Wylfa NNB SPG reference is made to the need for decisions to be informed by a robust evidence base. The draft SPG promotes co-operation between the project promoter and other bodies including the County	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			Council.	
		'Context' should include reference to existing power station.	Comment noted. Reference to the existing power station is already made at para 1.1.2.	No change.
		Objective 2, word 'commercial' should be used or objective redrafted from a private sector perspective.	Disagree. It is not the purpose of any of the objectives to be drafted from a private sector perspective. Instead, they are intended to reflect the aspirations of the County Council for the Wylfa NNB project.	No change.
	Land use	Agrees with identification of settlements and recognition of Valley as being an important location. Pleas that importance of A55 and A5025 is recognised.	Comment noted.	No change.
		At 5.2 former Great Lakes Site and Amlwch Industrial estate should be mentioned.	Agreed, however the former Great Lakes Site is already mentioned at para 5.4.5.	Amlwch industrial estate to be identified as an opportunity in GP29 and the supporting text.
		Recreation and leisure facilities should be given greater prominence.	Disagree. The draft Wylfa NNB SPG contains a specific guiding principle relating to recreation and leisure facilities (see GP8). It is therefore unclear how recreation and leisure could be given greater prominence.	No change.
		5.1 and 5.7, merge site and Cemaes?	Disagree. GP26 provides specific guidance to the project promoter in respect of the main NNB site. GP32, meanwhile, relates to the wider potential negative effects and benefits of the NNB project with specific emphasis on associated development. In consequence, it is not considered appropriate to merge the two	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			sections of guidance.	
	Health	The document should inform the developer to minimise/mitigate negative impact whilst maximising positive, could these two issues be strengthened within the reporting format of the topic papers?	<p>Comment noted. It is considered that the draft Wylfa NNB SPG contains clear guidance which seeks to minimise adverse effects arising from NNB project and maximise benefits.</p> <p>The County Council does not intend to update the topic papers. Notwithstanding, it is considered that a key aspect of the topic papers is to identify how the SPG can respond to challenges and opportunities presented by the NNB project.</p>	No change.
		SPG should suggest that the developer collaborates with public sector health bodies to ensure balanced factual information is provided on health matters.	Comment noted. GP7 clearly sets out that the project promoter should work with the County Council and the local health board. Mitigation measures identified in the guidance include the provision of information on health risks to local communities, visitors and businesses.	No change.
		Waste Storage on site – a paragraph to explain why waste will be stored and other options considered would be helpful.	Agreed. GP17 sets out that proposals for interim waste should be justified. However, this could include reference to the consideration of alternatives.	GP17 to be amended to require that proposals for interim storage of waste are fully justified, taking into account reasonable alternatives.
	Tourism and Accommodation	Tourism is very important and warrants its own topic paper. Impacts on visitor infrastructure, image and perception likely to be very strong.	Comment noted. The importance of tourism to the Island's economy is recognised. The draft Wylfa NNB SPG includes a specific section (Section 4.2) on tourism and the importance of tourism is reflected in the locational guidance where	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>appropriate.</p> <p>It is not considered necessary to prepare a further topic paper on tourism as this is captured in the context of the wider economy within Topic Paper 4: Economic Development.</p>	
		<p>Not enough emphasis given to Irish Sea crossing in relation to tourism. Substantial number of transient visits across Anglesey to meet the ferries.</p>	<p>Agreed.</p>	<p>Paragraph 4.6.7 to be revised to reflect the importance of the Irish Sea crossing and associated transport movements across the Island.</p>
		<p>GP12 needs to cover construction workers accommodation in greater detail with reference to displacement of visitors from accommodation.</p>	<p>Disagree. GP12 requires the consideration of impacts arising from accommodating construction workers within the tourism accommodation sector and identifies potential mitigation measures. Additionally, GP5 sets out the County Council's expectation that development supports the wider visitor economy.</p>	<p>No change.</p>
		<p>Figure 4.2 the heritage coast is not displayed under designations.</p>	<p>Agreed.</p>	<p>Figure 4.2 to be amended to include the Heritage Coast.</p>
		<p>At GP5 question why Visit Wales is referenced and not Economic Development in the County Council or DMP partnership.</p>	<p>Agreed.</p>	<p>GP5 to include reference to the County Council and the DMP Partnership.</p>
		<p>Poverty and deprivation should be included as a key theme within all areas.</p>	<p>Comment noted. Poverty and deprivation is covered in the locational guidance under the social and economic theme where it is relevant.</p>	<p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		GP12 image and perceptions should be considered.	Comment noted. Image and perception of the Island is already covered in GP5.	No change.
	Holyhead and Environs	At 5.2 content of VVP 2 nd approved bid should be included and used to inform chapter. Suggest adding following at 5.2.4: ‘... to this end the Welsh Government has approved a £7.5 million funding bid to aid regeneration and housing projects in Holyhead in 2014-17 under the Vibrant and Viable Places urban regeneration framework. The successful bid, Holyhead: Realising Sustainable Community benefit is an ambitious programme to transform one of Wales’s most deprived towns. Its main aim is to provide a co-ordinated response to major new developments expected in or near Holyhead in the next five years as part of Enterprise Zone status and Energy Island Programme.	Agreed.	Paragraph 5.2.4 to be updated to reflect the outcome of the VVP bid.
		Page 102. Amend footnote to ‘ The successful Stage 1 and Stage 2 bids are available on the County Council’s website’.	Agreed.	Footnote to be amended.
		Key Issue 5.2: the Port should be given added prominence.	The importance of the Port is highlighted in 5.2.3. It is also identified as an EZ site in para 5.2.8. Access to the Port is identified as a key issue in para 5.3.12.	No change.
	Jobs and Skills	STEM should be given more prominence.	Agreed.	Amend GP2 to refer to the promotion of STEM subjects

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		The benefits and attractiveness of bilingual education to incoming workforce should be set out. Mandatory induction in Welsh language and culture for all workers and their families.	Comment noted. GP13 already sets out measures to maintain and strengthen Welsh language and culture including language induction and lessons for construction workers and their families.	No change.
		GP13: Importance of bringing skilled people back to Anglesey should be raised as a means of limiting transient workforce and supporting Welsh language and culture.	Agreed.	GP13 to be amended to reference marketing to attract skilled (former) residents back to Anglesey.
		GP5: Additional bullet point relating to digital marketing and promotion should be considered.	Destination marketing is already captured under GP5.	No change.
		Important to recognise that local impacts and benefits will also be felt across the region.	Comment noted. The potential for the Wylfa NNB project to drive the North Wales economy is recognised in para 1.1.4 and is reflected in both the objectives and guidance, particularly with respect to the economy. However, where appropriate it is agreed that greater reference to wider regional impacts could be made throughout the supporting text to the SPG (although it is not considered appropriate for the SPG to include guidance relating to other local authority areas).	SPG to be amended (where appropriate) to acknowledge the potential for cross-boundary impacts.
Legacy and Infrastructure		GP6: Suggest use of words 'integrate' and 'sustainable', as well as facilities - it is about activities and services.	Agreed.	GP6 to be amended to state: 'New services and facilities should be sustainable, integrated and provide a lasting legacy benefit to the Island's communities.'

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		GP9: Should include reference to shared facilities for workers and the community.	Agreed.	Additional bullet point to be added to GP9 to reflect the expectation that facilities should be shared where possible.
		GP14: Perhaps post build legacy should be mentioned here (integrated strategic planning).	Agreed.	GP14 to be amended to include reference to post build legacy.
		GP15: Investment in utilities is essential to mitigate adverse effects. Investment should create broad economic and social benefits which are not already covered in the SPG.	Comment noted. Investment in utilities infrastructure will be required to mitigate adverse impacts on existing provision. There is no policy basis to expect that this would provide wider benefits. Notwithstanding, the guidance does recognise that the County Council will support proposals that enhance utilities provision on the Island for the benefit of its communities.	No change.
		GP23: Should there be reference to CBC Strategy?	It is not appropriate for GP23 to include reference to community benefit contributions as these are outside the formal planning process.	No change.
		GP24: Post build construction legacy should be included and expand public benefit to include for economic, social and environmental benefits.	Comment noted. However, the County Council considers that the points raised are already addressed in GP24 and do not need to be repeated here.	No change.
		GP26: integrate facilities or shared site facilities between developer and community of Tregale. Clear blight policy required from developer.	Comment noted. The requirement to provide shared, integrated facilities is already captured in GP26 (under first bullet	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			point). It is not considered appropriate to include in the SPG reference to planning blight.	
		GP30: Corporate hub could be better defined.	Comment noted. The Corporate Hub would be a facility along the A55 which would prevent the need for unnecessary travel to site (for meetings, briefings etc.) during construction. No further details are known at this stage.	No change.
		GP31: Are opportunities for improved social infrastructure adequately covered?	Comment noted however, no specific social infrastructure opportunities are known.	No change.
		Measuring success – no means for quantifying should targets be considered?	Comment noted. It is not considered appropriate to identify targets at this stage. However, GP25 sets out that the project promoter and County Council should develop arrangements for monitoring which should include the identification of evidence-based targets.	No change.
	Topic Papers: Generic Comments	Make them visually distinguishable, using photos relevant to topic. They are light on key issues and recommendations. Issues identified should have a corresponding response, there is sometimes a lack of synergy.	Comments noted. However, the County Council does not intend to revise the topic papers. Further, it is not considered that the proposed amendments would materially affect the contents of the draft Wyfa NNB SPG.	No change.
		Economic development and Tourism should be split into separate topics.	With specific regard to tourism data, the figures quoted in the Economic Development Topic Paper are derived from STEAM 2010 data. More recent data was made available during the preparation of the draft SPG itself (for 2012). The most	
		Economic development and Tourism Topic Paper 4: figures quoted for jobs and value differ from other areas which are quoted elsewhere		

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>4000 jobs and £240 million.</p> <p>Skills – need for early intelligence to ensure skills base is able to respond.</p> <p>Transport Topic Paper 5; 3.4.9, suggested addition, 'the single carriageway A5025 between Wylfa and valley currently lacks overtaking opportunities which contribute to its poor accident record'.</p> <p>4.6.1. suggested addition, '...Minimise potential negative impacts such as tailbacks and delays caused by construction works and related traffic movements'.</p>	<p>up-to-date data (as referenced at para 4.2.1 of the draft SPG) indicates that the tourism sector contributes around 4,000 jobs and £240 million in revenue.</p>	
A026	Overall	<p>Consultation is a necessary part of the planning process but a sham. It would make more sense to locate the power station close to existing centres of population which require the power.</p> <p>Suggestion that it is better to keep habitation 3km away from the station and suggests the purchase all existing properties within this radius for use by construction workers.</p>	<p>Comment noted. The remit of the Wylfa NNB SPG does not extend to commenting upon the location of the main site which has been determined by UK Government and which is supported via national policy in the form of NPS EN-6.</p> <p>Comment noted. NPS EN-6 states (at paragraph 2.7.2) that the regulators play an important role in ensuring the safety, security and protection of people and the environment in relation to design, construction, operation and decommissioning. The regulators are Natural Resources Wales, the Office for Nuclear Regulation and the Department of Transport. It does not lie within the remit of the County Council to require the compulsory purchase of properties within 3km on the basis of health and safety. Whilst use of properties close to the site would reduce journey times to work, it is unlikely to lead to longer-term legacy</p>	<p>No change.</p> <p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			benefits over and above opportunities that may exist within the existing settlements of Holyhead, Llangefni and Amlwch.	
		Consider that other countries are closing down nuclear power stations.	The issue of nuclear safety has been addressed within the comment above.	No change.
		Questions the safety of the proposed 'boiling water' technology.	As above.	No change.
		Raises the issue of climate change and potential impacts upon the power station in addition to potential for seismic activity and resultant tidal waves.	Comment noted. The draft Wylfa NNB SPG considers the issue of climate change with particular reference to associated development sites at GP19. The Secretary of State as decision-maker will need to be satisfied that the NNB includes adaptation measures which take account of the effects of climate change.	No change.
		Requests consideration of plans for evacuating the Island and how pollution into the Irish sea would be controlled.	In the UK the ONR determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation. This is carried out under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPIR).	Add reference within SPG to the legislative procedures for emergency planning.
			In January 2014, ONR published revised principles for determining REPPIR off-site emergency planning areas around nuclear licensed sites in the UK. This means that ONR considers local practical and strategic factors associated with implementing the plan when they determine the area. More information on the process used by ONR is available by visiting http://www.onr.org.uk/depz-onr-	

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>principles.htm.</p> <p>Upon notification by ONR of the area requiring an emergency plan, the County Council consults all of the agencies with a role to play in its implementation.</p> <p>Following consultation with the relevant agencies and the operators, the County Council has to produce its off-site emergency plan within 6 months. The plan will consider a range of countermeasures proportionate to the risks identified, including sheltering or evacuation. The plan will be tested in an emergency exercise that includes the Local Authority, the police, the regulator, the met office, public health bodies and other agencies that would be involved in an event. Decision to evacuate or shelter would be taken based on the specific factors presented on the day.</p> <p>The Local Authority Emergency Plan will considered every three years, following the operator's identification of hazards on site and the risks they present to the public, or when the operator makes a material change to activity on the site. This means that any changes associated with nuclear new build will be considered under REPPiR.</p>	
A027		Imperative that public rights of way are kept open or alternatives provided.	Comment noted. GP5 requires that the project promoter consider the effects of development upon public rights of way. Further consideration of rights of way are contained within the Areas of Search	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			guidance. GP 5 identifies strategic improvements to the public right of way network as mitigation for any localised effects resulting from the development.	
		Concerned that the coastline and land to the north be kept open.	Comment noted. As above, one specific mitigation measure identified is for the project promoter to maintain and where possible enhance access to the coast allied with improvements to the Coastal Path.	No change.
		Concerned that demolition has already started and does not seem to be necessary (e.g. the Old Boathouse).	Comment noted. Consent has been granted by the County Council for the works referred to in this response and they are therefore considered to be acceptable in planning terms.	No change.
		Most important that any public facility provided such as nature reserves is subject to a legal requirement for future maintenance.	GP23 sets out the Council's intention to secure legal agreements with the project promoter to deliver and maintain appropriate replacement or compensatory facilities which could potentially include for nature reserves.	No change
A028 Safe Streets	Transport	<p>Section 4.6. The first three bullet points should be replaced by:</p> <ul style="list-style-type: none"> Minimise the adverse impacts of the development upon the key strategic transport infrastructure. <p>Minimise the adverse impacts of the development upon the key local transport infrastructure.</p> <ul style="list-style-type: none"> Maximise the impact of the development on long-term improvements to transport 	The recommendation for replacement bullet points, whilst appropriate in their own right are considered to represent aims/objectives whereas the purpose of the bullet points is to suggest actual measures to be taken in mitigation, and thereby achievement of the aims suggested.	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>infrastructure.</p> <p>Provide safe pleasant routes for non-motorized transport and travel within and between the settlements most affected, and the site itself.</p> <p>Ensure that those routes are inaccessible to fast or high-volume motor traffic, especially that generated by the development.</p>	<p>Comment noted. Recommendations for inclusion of safe and pleasant routes within settlements and between settlements is captured within GP14 which requires that non-motorized travel opportunities (listed as walking and cycling) are encouraged including new provision in line with existing strategies.</p>	<p>No change.</p>
A029	General	<p>SPG is flawed and should be suspended pending rectification of deficiencies including failure to its opportunity cost analysis justifying the Council's weight behind the new build.</p> <p>Also suspend because SPG is premature on the ground that the JLDP is not due for adoption for a further two years.</p> <p>Publication of a background document detailing all consultation, negotiations and discussions etc between the Council and other parties.</p> <p>Publication of a separate register of contacts between Council and project promoter.</p> <p>Above documentation to be available to public and regularly updated.</p> <p>Fresh consultation on SPG following adoption of JLDP.</p> <p>The facilitating purpose of the SPG should be set out in the foreword and reasonably should include the leading first bullet at para 1.2.2. It is essential for the Council to set out its stall accurately and unambiguously at the outset.</p> <p>Section 1.5 should set out how the Council</p>	<p>The County Council notes the various points made. The County Council does not agree that the draft Wylfa NNB SPG is flawed or premature or has been prepared in accordance with a deficient or inappropriate process. The status of SPG generally is well established in law and does not need to be explained in further detail. In particular, the relationship of the SPG to the Development Plan, the Stopped UDP and the emerging JLDP is clearly explained. The County Council agrees that the SPG will need to be consistent with the adopted JLDP and intends to review the SPG once the JLDP has been adopted.</p> <p>All consultation responses received on the draft SPG have been summarised in this Schedule of Responses.</p> <p>The County Council is committed to clear communication with the public which will take the form of publicity on its website, press releases and reports to Committee as and when circumstances dictate. This will be in addition to the consultation</p>	<p>Foreword is to be amended to remove references to the consultation process. The purpose of the SPG will be emphasised to provide greater clarity and certainty.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
Statutory deficiency	<p>intends to make all consultation received in a separate document.</p> <p>The Council have failed to set out the legal standing (primary or secondary legislation) for the SPG.</p> <p>Document should state whether enforceable in law and which parties may act if breach against SPG by project promoter, in the event of multiple breaches and the extent to which the Council will re-consult if subsequent tweaks to GPs.</p> <p>Council have failed to state whether there has been formal/informal consultation with project promoter on any GP.</p> <p>Para 1.1.6: is the SPG meant to be free-standing and is it superior/inferior to other planning guidance?</p> <p>Para 1.1.9 how can the stopped UDP be relied upon inclusively as the current development plan; on what statutory, legal or administrative authority is the Council able to embed the proposed SPG in an as yet unadopted JLDP?</p> <p>Paras 1.2.3 and 2.3.2 apparent contradiction over whether the SPG can create new policy when it recognises that there is no Wylfa NNB policy within the existing development plan. Is the Council trying to circumvent normal processes for the adoption of policy by using an SPG and does this SPG become, by default the development plan for the Wylfa site and project?</p>	<p>material produced by applicants for development consents and the Council's management of consultation responses to these. The Council will also abide fully by the disclosure requirements of the Local Government Acts, Freedom of Information Act and Environmental Information Regulations. Beyond that the Council does not have plans for any register or publication of communications between it and any party, either in relation to the adoption of the SPG or the determination of any applications for development consent to which the application of the SPG might be relevant. It is not considered that it would assist the process of clear communication of with the public to adopt such a broad and ill-defined policy of reporting, nor does the Council have resources to be able to manage such a process effectively.</p>	No change.	
Visions and	Vision is deficient in that it fails to recognise the fundamental characteristic of nuclear reactors	Disagree. The principle of nuclear power and the appropriateness of the site has	No change.	

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	Objectives	<p>which is the production of radioactive waste and the long-term implications that arise. Also deficient in that it fails to recognise the process of decommissioning and site restoration, the Council should bind project promoters to clear commitments and expectations on decommissioning.</p> <p>What is the Council's aspiration regarding the removal of on-site radioactive waste stores or even potential retention on site for long periods. Does the Council aspire to hosting a GDF?</p>	<p>been determined by UK Government and it does not lie within the remit of the Wylfa NNB SPG to address this issue. NPS EN-6 states at paragraph 1.1.1 that 'The Government believes that energy companies should have the option of investing in new nuclear power stations'.</p> <p>On the matter of decommissioning the County Council maintains its position as set out in paragraph 1.2.6 of the draft SPG.</p> <p>National Policy NPS EN6 sets out the UK Government's position with regard to long-term storage. On the issue of interim storage on site, the County Council has set out its position within GP17. This will be amended to include for a requirement that the developer assess the impacts of interim storage, including radiological effects.</p> <p>The County Council has previously stated that it opposes proposals for a GDF (see http://www.anglesey.gov.uk/empty-nav/news/press-releases-2014/april-2014/anglesey-will-not-accept-nuclear-waste/122675.article)</p>	<p>In addition, and in response to other comments received, an additional reference to in GP17 will be made to potential radiological effects and the need to assess them.</p>
	GP17: Nuclear Waste Storage	<p>Restate paragraph 4.4.8 unambiguously and clear. Namely whether the Council will cause a public local inquiry to be held for any proposal that includes for the storage of nuclear waste for associated developments albeit within the Wylfa site.</p> <p>Rectify GP17 such that rather than 'discussion between the parties' (final bullet) reference instead to public involvement and engagement</p>	<p>Comment noted. It is not within the scope of the Wylfa NNB SPG to address issues relating to the principle of long-term nuclear waste storage.</p> <p>Agreed. Reference could be added to 'public consultation'</p>	<p>No change.</p> <p>Include reference to 'public engagement' in GP17.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>to ensure full transparency.</p> <p>Also Council should state whether it would countenance the delegation of the determination of any proposals for interim nuclear waste stores to the Planning Inspectorate (under Planning Act 2008). Also should disclose any circumstances where this may occur.</p>	<p>The question of whether interim nuclear waste storage can lawfully be dealt with as part of the DCO (and therefore by way of an application to the Planning Inspectorate) or as associated development (and therefore by way of an application to the County Council) depends on the detail of the proposals which the Wylfa NNB project promoter develops and the interpretation of the relevant provisions of the Planning Act 2008.</p> <p>It is not the purpose of the SPG to set out how the Council may or may not respond. However, given the comments received regarding waste and its storage to the consultation on the SPG, the County Council will be writing to Horizon requesting that these matters, which are outlined in the scope of the SPG, be covered in detail in the forthcoming PAC1 consultation.</p>	<p>No change.</p>
	<p>Miscellaneous</p>	<p>No explanations to why the Council has not considered GPs on:</p> <ul style="list-style-type: none"> -Extreme or prolong coastal storm surge events in the context of rising sea levels; -Impact of extraneous mega tsunami pulses affecting coastal areas. 	<p>Comment noted. GP19 of the draft Wylfa NNB SPG concerns adaptation to climate change and sets out that the project promoter will be expected to ensure that development is able to withstand the effects of climate change including extreme weather events. However, it is considered that GP26, which sets out key development principles in respect of the main site, could include a specific bullet point(s) relating to the need to ensure that the NNB is resilient</p>	<p>Amend GP26 to include reference to the need to ensure that development is resilient to storm surge and tsunami.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			to flood risk including from storm surge and tsunami.	
		The Council has failed to explain its unqualified facilitation and support for the project and hence the SPG. The entire SPG appears to be based upon assisting site promoter.	Disagree. The guidance contained within the draft Wylfa NNB SPG is designed to minimise adverse impacts arising from the NNB project and maximise benefits.	No change.
A030: Conwy County Borough Council	General	<p>The wider regional impacts, mitigation and regional partnership approach need to be strengthened in the SPG. Skills programmes/apprenticeship schemes, housing delivery and a trans-European A55 Road and Rail route, are seen by the SPPS as vital strategic community factors as well as developing the appropriate transport infrastructure to assist delivery.</p> <p>It is important in terms of the weight required that it is informed by a locally adopted policy in the first instance.</p>	<p>Comment noted. The Wylfa NNB SPG's prime focus is with regard to Anglesey because its purpose, as set out at section 1.2 of the draft SPG, is to, inter-alia, be a material consideration in the consideration of applications for associate development and to inform the County Council's Local Impact Report. The ability of the SPG to consider and address regional impacts is restricted as the County Council considers that it would not be appropriate to establish guidance covering other authority areas.</p> <p>Notwithstanding, reference is made to the trans-European A55 within paragraph 4.6.5 (Euroroute 22), to the importance of rail, to a stated objective of the SPG (Objective 2) to extend benefits to the North Wales economy and to skills development, (GP2).</p> <p>It is accepted that, particularly within the context of skills, reference to the wider regional skills partnerships is appropriate, for example, Menter Mon's Shaping the Future project which includes funding from Gwynedd whilst some of the bodies listed elsewhere within the respondents comments could be mentioned under Objective 2 (see below).</p>	Add at supporting text to GP reference to the need to consider linkages into existing Island and regional skills programmes such as Shaping the Future. Potential to amend delivery partners under SPG Objective 2 – see below.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	Vision and Objectives	The vision as stated in Paragraph 3.1.3 is Anglesey specific and omits the wider North Wales region. It is considered that Conwy CBC is a key delivery partner in delivering the objective as per 3.2.3 of the SPG. Conwy's Skills Board would welcome involvement in bringing forward the Supply Chain Development Programme.	Comment noted. The purpose of the Wylfa NNB SPG is to provide guidance on how current and emerging national and local planning policies will be applied. It would not therefore be appropriate for it to cover explicitly issues beyond the Island. However, the document could be strengthened to recognise the potential for regional impacts where appropriate and cross-boundary bodies could be identified as key delivery partners in Section 3.2.	Further reference to regional impacts to be included in supporting text where appropriate. Energy Island Strategic Forum to be identified as a key delivery partner in Section 3.2.
		Impacts arising from demand for accommodation may extend to neighbouring local authorities. Potential to produce a 'gravity model' to identify approximate number of workers within certain travel zone requiring accommodation. Model should also consider displacement. Currently Conwy's LDP does not include for Wylfa Newydd and implications need to be understood.	Comment noted. Conwy CBC should consider commissioning a gravity model if this would help to understand the potential for effect upon its housing market, in liaison with the County Council. Until the breakdown of worker numbers and types is available such a model may be premature	No change.
		Greater competition for rented accommodation on the Island, resulting from influx of construction workers could potentially push local residents off the Island to look for accommodation which may increase pressure on available housing in Conwy.	Comment noted. It is accepted that demand for accommodation on Anglesey may displace residents into neighbouring authorities if the numbers, location and types of construction worker accommodation is not properly planned. The Wylfa NNB SPG aims to set in place guidance and recommended mitigation measures to minimise the negative effects upon occupiers within the current local housing market and thereby reduce any potential for significant displacement.	No change.
		Welcomes creation of a Housing Fund which should extend to cover neighbouring authorities if impacts identified within any agreed gravity	Comment noted. It would be appropriate for Conwy CBC to discuss the potential for a housing fund for its area with the project	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		study.	promoter. This is not a matter for the Wylfa NNB SPG.	
		Accommodation in vacant holiday lets would provide a boost to the local economy off-season. Renting of single rooms may also benefit local homeowners. Conwy maintains its position that subject to gravity model evidence that that a proportionate amount of mitigation funding should be directed to the wider region.	Comment noted. As a neighbouring authority, Conwy CBC will be a statutory consultee as part of the DCO application. It will therefore be able to provide evidence to demonstrate its position that tourism accommodation within its area could be affected and as such that mitigation is required.	No change.
		Conwy would welcome the invitation to be part of the Supply Chain Development Programme and any proposed business management or forum.	Comment noted.	No change
		Objective 2 of the SPG covers wider regional economic opportunities and benefits. The list is supported, however, when referring to North Wales, for example in up skilling the region's workforce, the table listing Key Delivery Partners and Key Plans/Programmes should include other regional stakeholders and strategies e.g. North Wales Economic Ambition Board, various regional/sub regional apprenticeship schemes linked to the construction sector e.g. North Wales Shared Construction Apprenticeship Scheme.	The County Council agrees that the delivery partners/programmes should be noted.	Delivery partners/programmes under Objective 2 to be extended to include those referenced.
		Further consideration is also required of the socio-economic impacts on Gwynedd, Conwy and the National Park (e.g. if considered for travel to work purposes, but also in terms of economic opportunities).	Comment noted. Whilst there is the potential for socio-economic impacts arising from the NNB project to extend to Conwy, Gwynedd and the National Park, it will be for these authorities to request that such matters are considered by the project promoter (e.g. when responding to the scoping report and ultimately when	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			commenting on the Environmental Statement). Objective 2 sets out an aim to maximise benefits to businesses in North Wales, these benefits can derive from a stronger Anglesey economy and it is this which is the focus of GP1 and GP2.	
		Section 5.8 – there is a Guiding Principle for the ‘rest of Anglesey’ but should there also be a section, and possibly a Principle, for the wider region and North Wales. Also questions whether the principle of ‘accumulated’ development comes in to consideration re impact in relation to other major regional projects e.g. development of the new prison near Wrexham and ongoing STEM skills demands around AIRBUS’ growth strategy.	Disagree. The Wylfa NNB SPG’s focus extends to Anglesey only in seeking to interpret adopted Local Plan policy. Therefore, it is not considered appropriate to include guiding principles that seek to guide the type, scale and location of development beyond the authority’s boundary.	No change.
	Welsh Language	Objective 5 and the Impact Assessment should reference key stakeholders, such as Mentrau Iaith,	Agreed. The County Council agrees Mentrau Iaith Mon should be identified as an important Delivery Partner.	Mentrau Iaith Mon to be included as a key delivery partner under Objective 5.
		GP13 Welsh Language – consider additional mitigation measures as advocated in TAN 20, i.e. spatial distribution (impact on areas of high % Welsh speakers, where Welsh language has been identified as a significant part of the social fabric of some or all of the community); phasing new homes delivery; affordable housing for local needs provision; local labour contracts; Support for the provision of school places in Welsh medium schools. It is appreciated that some of these are mentioned elsewhere in the SPG but it would be useful to reference them again here.	Agreed. Some of the mitigation cited could be included as examples under the relevant bullet point in GP13.	Add reference to more precise examples of mitigation under relevant bullet points to GP13.
	Planning Obligations	GP23 Planning Obligations – requests whether consideration has been given to the potential for	CIL will be considered as part of the JLDP process. CIL requires an adopted LDP and	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		using the Community Infrastructure Levy (CIL) process in seeking contributions to infrastructure, considering the timescales for Wylfa delivery and CIL Regulations and restriction of Section 106 contributions from April 2015.	will be subject to a separate Examination/ Inquiry.	
A031	Economy and Transportation	<p>Small businesses on Anglesey employing local people should be seen to be encouraged and be successful in winning tenders in the new Wylfa power station build programme and decommissioning of Magnox.</p> <p>The federation of Small Businesses has for many years lobbied on the value of investing in local business and the economy. There will be an enormous pressure on local services and facilities and presumption that Council is aware of the changes that will descend on the Island.</p> <p>Aware that there will be expansion of the transportation network to enable construction deliveries. The Federation has been lobbying for the electrification of the main line, construction of a new bridge or Britannia Bridge 'bolt on'. Congestion along the A55 will be significant unless investment is forthcoming. The Irish Government has also expressed concern about delays caused by the Britannia Bridge which affect the ferry companies.</p>	<p>Comment noted. The draft Wylfa NNB SPG seeks to ensure that local individuals and businesses are provided with the necessary skills and support to enable them to compete for relevant tenders.</p> <p>Comment noted. The County Council is aware of the changes that may occur as a result of the NNB project. It is this awareness which has led to the preparation of the Wylfa NNB SPG, which broadly seeks to ensure that adverse impacts on local services and facilities will be mitigated and opportunities identified to provide a lasting legacy benefit through enhancement to existing, and the provision of new, services and facilities.</p> <p>Comment noted. The draft Wylfa NNB SPG recognises the issues of congestion with particular reference to the Britannia Bridge. The project promoter will need to demonstrate that the potential for congestion as a result of the project can be mitigated. Mitigation measures proposed may include the use of rail and the Secretary of State (in the context of the SPG) will need to be reassured that such mitigation will be deliverable and successful.</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	Skills and Education	Students and school children are being encouraged to take on studies linked to the nuclear industry and are being made of future, potential employment opportunities.	Comment noted.	No change.
	Tourism	The North Wales Tourism Board should increase advertising budgets to encourage incoming people to take a look at major tourist hotspots with a view to visiting or buying accommodation whilst working at Wylfa.	Comment noted. The draft Wylfa NNB SPG requires the project promoter to support destination marketing within GP 5.	No change.
	Services	The Police must be aware of the potential issues arising as a result of an influx of construction workers.	Comment noted. The potential for socio-economic effects including crime and disorder will need to be set out and assessed by the project promoter. It is envisaged that this will be done in consultation with the Police. The supporting text to GP23 of the draft Wylfa NNB SPG lists measures to minimise crime and disorder as potentially requiring legal agreement.	No change.
A033	7. Population and Community	The project promoter should involve local general practitioners along with the BCUHB to review existing healthcare provision. An in depth study should be undertaken to investigate the impact of construction workers, friends and families and associated service industries. A vision for better surgery facilities, reduced GP to patient ratios and improved healthcare infrastructure should be developed.	<p>Comment noted. GP23 of the draft Wylfa NNB SPG states that contributions towards requirements for health care as a result of the NNB may be required by the County Council. Whilst such contributions could include for new or improved surgery facilities and healthcare infrastructure, it is not considered appropriate to be specific as the type of improvements necessary will be dependent upon the effects identified.</p> <p>In this respect, GP7 sets out that the County Council will expect the project promoter to work with the Health Board to identify potential impacts and mitigation measures whilst GP6 sets out the project</p>	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			promoter should ensure that appropriate health care facilities are in place to accommodate the NNB project.	
A034	General	Refers to a letter from DECC which explains the public consultation process for NSIPs and requests a future opportunity to speak at an open floor, formal hearing. Notes that it is at that stage that an opportunity to express views on the acceptability or otherwise of Wylfa NNB will be made.	Comment noted. The County Council assumes that the Planning Inspectorate will hold open floor hearings once the DCO application for the main site has been submitted.	No change.
	SPG Purpose	Concern that the Council's interpretation of national policy and this consultation does not replace any consultation between the public at a national level. Also questions how a locally elected council can consider the implementation of national policy noting that there has been no national referendum on Wylfa NNB.	Comment noted. The remit of the Wylfa NNB SPG does not extend to the acceptability of new nuclear or to the principle of development at Wylfa. This is a decision which has been made by the UK Government. The purpose of the SPG is set out at Section 1.2.	No change.
		Questions that nuclear power can be defined as 'low carbon' (page 5) particularly when there is evidence elsewhere that the SPG is indicating it is not. Consideration should also be given to materials used in construction, in operation and the approach to decommissioning which includes for the long term storage, and safety of spent fuel.	Comment noted. The UK Government describes nuclear as 'low carbon'. It is accepted that PPW6 excludes nuclear from its consideration of 'low carbon' but it is presumed that this is due to the fact that, for the purposes of PPW6, nuclear falls outside of its planning remit. The County Council does accept that there will be significant amounts of carbon used in the construction of the NNB and the draft Wylfa NNB SPG therefore sets out how this could be mitigated at GP18.	No change.
		Reference to 4.6.2 and to the '1 million tonnes' of concrete and hence to the fossil fuels need to make it. Question on the ability of the ports and railway to accommodate freight related to the	Comment noted. The reference is an initial estimate which the County Council understands will be refined by the project promoter as the design evolves. The	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		NNB and that congestion on the network would affect existing users and lead to economic loss, as opposed to benefit. Impacts to network may also affect tourism.	Council seeks to prioritise rail and water transportation over road to minimise congestion and any infrastructure improvements necessary to facilitate such transportation will need to be secured by the project promoter. Where road transport is used, the draft Wylfa NNB SPG requires the project promoter to identify where congestion may occur and to deliver mitigation.	
		Present tourist perception of Anglesey could be affected by the presence of the NNB.	Comment noted. The draft Wylfa NNB SPG (at Section 4.2) highlights that the NNB project could affect visitor perception of the Island and GP9 seeks to ensure that such impacts are duly considered by the project promoter.	No change.
	Waste	It is not possible for the developer to demonstrate what the SPG seeks, in relation to nuclear waste, i.e. that storage will not have adverse impacts on local communities, given that it will need to be stored for 140 years. All communities have rejected geological storage so there are no facilities in place. The only way to resolve the problem is to object to all new nuclear development.	Comment noted. The principles of nuclear power and the matter of nuclear waste storage fall outside the remit of the Wylfa NNB SPG and is a matter for UK Government and the Nuclear regulators. However, the draft SPG recognises that the issue has implications for the Island and that it is a matter which the County Council may wish to respond to within its Local Impact Report. In this regard, GP17 calls for the developer to provide information on likely effects and to mitigate any that are adverse. It does not require the project promoter to demonstrate that there will be no effects.	No change.
	Trans-boundary effects	Concern that effects arising from nuclear extend beyond Anglesey, North Wales and UK to include Ireland and refers to Irish Government policy and the exercises it has undertaken to	Comment noted. The principles of nuclear power and the matter of nuclear waste storage fall outside the remit of the Wylfa NNB SPG and is a matter for UK	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		practice for fire at Wylfa A.	Government and the Nuclear regulators.	
		Reference to a German study KIKK which links nuclear power to childhood leukaemia.		
		No reference in guidance to Government's reason for wanting new nuclear being linked to requirement for nuclear weapons. Restatement of a requirement for a national referendum and attention drawn to the effects on those who mine uranium.	Comment noted. The principle of nuclear power falls outside the remit of the Wylfa NNB SPG and is a matter for UK Government and the Nuclear regulators.	No change.
A035	Topic Paper 5	Movement of the largest sizes of equipment to Wylfa would be best done by using flat bottom barges as this saves on the cost of road improvements and avoids the issue of the relatively limited loading gauge on the railway. Bulk quantities of stone, concrete and steel reinforcing bars are most appropriately transported by rail. Possibility of a railhead at Rhosgoch (former Shell site) with improved road link to site. Improvements would be needed from Gaerwen and the Holland Tunnel. Road haulage should be kept to a minimum. There is precedent for bulk transportation of material by rail, such as the fly ash and cement transported by rail to storage soils at Bangor station during construction of A55.	Comment noted. The draft Wylfa NNB SPG, which is informed by Topic Paper 5, seeks to prioritise rail and water transportation over road. The precise measures which the project promoter may choose to move equipment and materials by these means is considered too detailed a level to be appropriate for the SPG. The Rhosgoch site is identified as an Enterprise Zone site EZ8. The draft SPG states that the site is appropriate for NNB related development.	No change.
		Paragraph 2.4.10: Wales Freight Strategy 2005: this did not achieve what it was meant to.	Comment noted. The strategy is listed as a policy document, the Topic Paper does not comment on the success or otherwise of documents.	No change.
		Paragraph 2.4.12: 'remove psychological barrier to rail travel ' what does this mean?	Comment noted. This reference is taken from the Wales Rail Planning Assessment.	No change.
		'Stimulate modal shift': how and when?	Comment noted. This reference is taken	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			from the Wales Rail Planning Assessment.	
		'Enhance overall rail experience': does this mean free travel?	Comment noted. This refers to the quality of the journey, such as the condition of the trains, the environment within and surrounding the railway stations.	No change.
A036: Welsh Language Commissioner	Welsh Language Impact Assessment	<p>The new TAN 20 says that assessments should be based upon robust evidence. The evidence for the assessments is contained in Section 5 of the Welsh Language Impact Assessment. There is no attempt to map the development scales and the Welsh language situation. For example, no data to show how the development has contributed to Welsh language changes and demographic changes. Furthermore, no data relevant to the development in question. For example, consideration could be given to the linguistic and demographic nature of the current workforce.</p> <p>Turning to the Assessment itself in section 6, the response to the first question on the population includes the statement, "<i>New development can influence population movement in an area. It may impact positively through stabilising populations or promoting growth through in-migration</i>". That may be true, but there is no evidence in section 5 of the assessment to support the statement. Failure to link "development" with language and migration in section 5 is a considerable weakness in the assessment.</p> <p>Little consideration to the impact of the long-term permanent workforce, how many jobs, likelihood</p>	<p>Comment noted. The County Council accepts that there is currently little evidence relevant to the development in question, and also the current Wylfa A workforce. This information is not held by the Council. When submitting their DCO application the project promoter will be required to provide a WLIA. It is considered to be more appropriate for that document to contain the evidence required. The purpose of the WLIA of the Wylfa NNB SPG is to assess the potential impacts of the SPG guidance on the Welsh language as opposed to the NNB itself.</p> <p>Comment noted. The WLIA is concerned with the application of policy guidance contained within the SPG rather than the effects arising from the NNB itself.</p> <p>Comment noted. Accurate information on the number of jobs generated during the</p>	<p>No change.</p> <p>No change.</p> <p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		of being filled by the local population.	operational phase has not been provided by the project promoter at this stage. It is therefore not possible to predict how many employment opportunities will become available to local people. This will be something which the project promoter needs to consider when preparing an WLIA to accompany the application for the main site. The role of the Wylfa NNB SPG is to provide policy guidance and hence the role of the accompanying WLIA is to consider the extent to which this guidance alone may have positive or negative impacts upon the Welsh language.	
		Question 2 on in-migration and question 3 on out-migration. The lack of information in relation to the numbers of long term / permanent jobs is a weakness and makes an assessment of the impact of in-migration almost impossible. Detailed planning in relation to skills in the local labour market and collaboration with schools and colleges is obviously important in order to have a positive impact on the jobs proposed by the project. That could lead to a reduction in out-migration for example and targeted planning is expected in order to ensure that as many jobs as possible go to the local population. However, the lack of specific evidence in the assessment makes it very difficult to assess the impact of the project on migration in general.	Comment noted. As above, information provided previously by the then project promoter for the NNB was based upon a different reactor technology. Until accurate information is provided relative to the new technology it is difficult for the County Council to predict the likely level of impacts, both positive and negative. Whilst unable to work with actual numbers, the draft Wylfa NNB SPG does identify a requirement to improve skills and educational performance on the Island which should benefit those seeking employment at the main site. Reference can be found at GP2.	No change.
		The lack of evidence also makes it difficult to assess the likely impact upon local schools, the assessment does not set out the size of the permanent workforce nor how many might in-migrate to fill the vacancies.	Comment noted. As above, the size of the permanent workforce is not known and the draft Wylfa NNB SPG requires the project promoter to assess the impact that the project may have upon schools (i.e. demand for additional school places).	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			Furthermore, the draft SPG states that the County Council will require the project promoter to fund the need for additional educational facilities should these be required (GP2 and 23).	
		The assessment concludes that the project is likely to have a positive impact on 16 of the 18 questions considered. On the basis of the gaps in the evidence and data, it is very difficult to accept this conclusion. It would be more logical, based on the lack of information in the assessment, to conclude that the impact on a number of topics is currently “unknown” and that further research work is required.	Comment noted. The conclusions reached in the WLIA relate to the performance of the guidance contained within the draft Wylfa NNB SPG rather than the NNB project itself and are considered to be valid.	No change.
		In submitting the above comments, there is awareness that other language impact assessments will follow and comment that it is essential that the most robust and specific evidence possible is used as a basis for the work. What is highlighted in the SPG and the WLIA is the real need for further research and analysis and there may be a need to invest in specialist advice in order to do that. Otherwise, there is a risk that it will not be possible to sufficiently assess the impact and that, in turn, will hinder efforts to plan effective and appropriate mitigation measures.	Comment noted. The County Council accepts that there is a requirement to undertake more research in order to fully understand the potential for both positive and negative effects upon the Welsh language as a result of the NNB project. It will be the responsibility of the project promoter to commission and publish this research.	Include within GP13 reference to the importance of considering the cumulative effects on the Welsh language arising from both the main site and associated developments.
			The draft Wylfa NNB SPG (at GP13) requires a detailed linguistic assessment to be undertaken as part of the main site application with language statements or language impact assessments to accompany any applications for associated development. The Council recognises that in-combination, the development of the main site and associated sites may create cumulative effects.	

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
A037: Gwynedd Council	Purpose of SPG	The purpose of the SPG is to provide guidance on how policies will be applied, and in this case it states how the current Development Plan policies for the Island and the Anglesey Unitary Development Plan will be applied. It would not therefore be appropriate for it to cover issues beyond the Island. However, likely impact of the NNB will extend beyond the Island.	Comment noted.	No change.
	Objective 1	Refers to the Anglesey Enterprise Zone but does not refer to the added value that could come from collaborating with the three Enterprise Zones in the north, and particularly the Snowdonia Enterprise Zone which also has a focus on the energy sector and could bring activity to support the energy agenda in the region.	Agreed. The activities of the other Enterprise Zones in North Wales could be referenced in the SPG.	Add in 3.2.2 reference to opportunities to work in collaboration with the other Enterprise Zones in North Wales.
	Objective 2	No reference to other authorities as key development partners.	Agreed.	Objective 2 key development partners to be extended to include neighbouring authorities.
	Objective 6	This objective is likely to affect travelling networks which extend beyond the Island but there is no reference to this. The transport / travelling corridor will extend much further than the Island to the east and to the south.	Comment noted. Reference is made to the North Wales main line and North Wales Transport Plan. Whilst the Wylfa NNB SPG can recognise that effects will extend beyond the Island, it is considered inappropriate to cover these issues within the document other than by mention of them within supporting text.	Add references within supporting text 4.6 to recognise that effects upon transport networks are likely extend into the wider region.
		There are many references to the Energy Island Programme and to the Energy Island Strategic Forum, but no explanation that the Programme includes cross-border partners and that there is an expectation / reliance on cross-border partners to assist in ensuring that benefits	Comment noted. The County Council recognises that the Programme and Forum include cross-border partners and that this should be reflected within the Wylfa NNB SPG.	Explain that cross-border partners will be important to ensure realisation of the benefits that may accrue as a result of the NNB.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		remain 'local'.		
	Linkages with other Plans	<p>Whilst not appropriate to state how Gwynedd Development Plan policies would be applied, there should be recognition of the SPG and the JLDP relationship, the need to demonstrate cross-border collaboration when preparing a development plan and the existing cross-border partnership.</p> <p>It is suggested that a general section or sections should be added at the beginning of the document noting, although the document is focusing on the benefit to the Island's economy, that there will be a two-way relationship between the Island and the wider area, in terms of the following:</p> <ul style="list-style-type: none"> • Providing opportunities which will spread further than the bridge in terms of employment and the development of companies in the supply chain • The opportunity that exists for workers and supply chain companies from the wider area to contribute to the Wylfa NNB • The opportunity that regional discussions can bring in terms of responding to concerns about the scale of the workforce required to retain the benefit "locally" • The added value which can come through collaboration within the three Enterprise Zones in the north, and particularly the Snowdonia Enterprise Zone which also has a focus on the energy sector and can bring activity to support the energy agenda in the region • The North Wales Ambition Board Vision to show how the development plays a part 	Comment noted. The County Council accepts that additional recognition should be given to the potential for regional impacts beyond Anglesey and will consider the wording suggested.	Strengthen existing references to regional impacts within supporting text.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		within the wider vision for North Wales.		
	Updated Plans and Policies	<p>Together with a need to recognise the cross-border relationship within the topic papers.</p> <p>Recommend that prior to adoption that factual information is updated, e.g. revised versions of Planning Policy Wales and TAN 23 have been published since preparing the document and the topic papers and the Government's affordable housing target has increased.</p>	Agreed.	Plans and programmes referred to in the draft Wylfa NNB SPG to be updated where appropriate.
A038		Statement that this consultation represents the first time that the Council has consulted with Community Councils on the New Nuclear programme.	Comment noted. The responsibility for consultation on the NNB rests with the project promoter. The County Council, as local planning authority, has taken a decision to provide planning guidance in the form of the Wylfa NNB SPG and as such consultation has been undertaken. The principle of nuclear power, and the appropriateness of the main site at Wylfa has been determined by the UK Government.	No change.
		Criticism of the six week period to consult providing insufficient time.	Comment noted. The County Council is of the opinion that six weeks provides sufficient time to respond to the consultation and is consistent with other consultations on planning policy documents.	No change.
	Vision and Objectives.	Considers inaccuracies are contained with regard to reference of nuclear as being low carbon. The nuclear chain is not entirely low carbon. Uranium has to be mined, milled and enriched, and transported from countries as far away as Namibia, Niger, Australia, Canada and Kazakhstan. Consideration should also be given to all the carbon emissions associated with	Comment noted. The UK Government classifies nuclear as 'low carbon'. NPS EN-6, paragraph states: <i>Any new nuclear power stations consented under the Planning Act 2008 will play a vitally important role in providing reliable electricity supplies and a secure and diverse energy mix as the UK makes the</i>	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>constructing a new nuclear build power station over a minimum period of eight to ten years. The process of decommissioning and dealing with waste is not carbon neutral. The statement that nuclear energy is affordable should also be questioned, reference The European Union Commissioner for Competition is currently conducting a full inquiry into the deal over the strike price between the EDF company and the Westminster Government for the Hinkley Point C.</p>	<p><i>transition to a low carbon economy.</i></p> <p>The County Council does recognise that the construction of the NNB will generate carbon emissions and as a result, it has included GP18 in the draft Wylfa NNB SPG which broadly seeks to mitigate climate change.</p>	
		<p>Objective on page 27 that NNB maintains and enhances the quality of life; that it concerns community identity and protects its distinctive environment is dubious. A new nuclear power station will not achieve these things. Significant numbers of construction workers, for example, will not conserve community identity.</p>	<p>Comment noted. The County Council is of the opinion that the NNB project promoter should seek to achieve the aim stated within Objective 4. The GPs contained within the draft Wylfa NNB SPG set out ways through which this objective can be realised and contain requirements for mitigation where significant negative effects may arise.</p>	<p>No change.</p>
	<p>Topic Papers</p>	<p>Note that 'weaknesses and threats' outweigh 'strengths and opportunities'. Topic Paper 9 waste - there is a very superficial reference to the need for the temporary storage of radioactive waste on the site amongst pages of detail regarding all kinds of domestic and building waste. As the intention with Wylfa B is to use higher density uranium fuel in the reactor over a longer period, the radioactive waste from the process would be twice as hot and twice as radioactive as the waste from the current fuel. As already mentioned, Horizon recognises that this waste will have to be stored on the site for 160 years, which is the sufficient period for the waste to cool before moving it to a waste burial site. It should be noted here that a site has not</p>	<p>Comment noted. The principles of nuclear power and the issue of nuclear waste storage fall outside the remit of the Wylfa NNB SPG and is a matter for UK Government and the Nuclear regulators. However, the draft SPG recognises that the issue has implications for the Island and that it is a matter which the County Council may wish to respond to within its Local Impact Report. In this regard, GP17 calls for the developer to provide information on likely effects and to mitigate any that are adverse. It does not require the project promoter to demonstrate that there will be no effects.</p>	<p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>been identified for the waste generated from British nuclear establishments over the last sixty years, let alone an additional storage site for waste from third generation nuclear reactors. The deficiencies in this particular topic paper reflect the County Council's failure to identify the fundamental danger of nuclear energy. Even if a potential new nuclear power station generated electricity safely, the problem of protecting the poisonous radioactive waste which threatens human health and the environment for thousands of years is a key consideration. The totally inadequate examination of the topic of radioactive waste in Topic Paper 9 and in the main document does a great disservice to the residents of Anglesey.</p>	<p>Given comments received regarding waste and its storage, the County Council will be writing to Horizon requesting that these matters, which are outlined in the scope of the SPG, be covered in detail in the forthcoming PAC1 consultation.</p>	
	Utilities	<p>In the main document in Section 4.7 Utilities, water supply is referred to in paragraph 4.7.3 as follows:</p> <p>“Welsh Water’s new Draft Water Resources Management Plan (2013) identifies that the Island would be in water supply/demand deficit in 2023/24 but that this deficit could be greater and occur earlier as a result of the operation of the nuclear power station.”</p> <p>This issue was raised from the direction of Horizon around two and a half years ago when there was mention of the need for considerably more water for the construction and operation of a new nuclear power station. Horizon was challenged at the time to reveal whether that meant creating a new reservoir. No clear answer was given, only an attempt to alleviate concerns by claiming that no new reservoir would be required. However, the content of paragraph</p>	<p>Comment noted. Responsibility for ensuring that there is sufficient water to supply the Island’s businesses and communities, including a proposed nuclear power station, is the statutory responsibility of Welsh Water. The quote taken from the Draft Water Resources Management Plan indicates that Welsh Water is aware of the potential for an increase in demand, both as a result of general development pressures and the specific demand pressure which may arise from the NNB. The requirement for any additional infrastructure necessary to meet any increase in forecast demand will be identified by Welsh Water. Should any new infrastructure require either planning or DCO consent, then applications will be submitted and the County Council and other stakeholders will have the opportunity</p>	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>4.7.3 shows that there is a further threat to Welsh land in the need for considerably more water for Wylfa B. Horizon and Anglesey County Council should reveal where exactly will all the additional water come from. This section of the main document is an example of what lies beneath the surface with this massive project. As in the superficial and inadequate examination of the whole question of the generation and storage of radioactive waste, a minimum of information is provided to the public on the big questions.</p>	<p>to approve/refuse or comment.</p> <p>The draft Wylfa NNB SPG recognises that the NNB may require improvements to water infrastructure in order to ensure that existing communities and businesses are not negatively affected and GP15 sets out the Council's requirements in this regard.</p>	
		<p>It is a matter of concern to see Anglesey County Council acting as a servant to a major international company like Hitachi and its subsidiary Horizon. It is totally unacceptable that the Council is recycling the arduous propaganda of the nuclear industry. The attitude is one of jobs at any cost to the environment, to people's health, to the whole linguistic and cultural fabric of Anglesey. There is a more sensible route for Anglesey County Council to follow through promoting renewable energy in its many forms. Those varying technologies, whether wind, solar, tidal energy and so on, are maturing well and are becoming cheaper. They are not a threat to the environment or to people's health. Our duty to the generations that are to follow us is to choose that renewable route and to not impose a further massive burden on them through developing a new generation of nuclear power stations and generating a further mountain of poisonous waste which will be dangerous for thousands of years.</p>	<p>Comment noted. As noted above, the principle of nuclear power and the selection of Wylfa as a potential location was determined by the UK Government. It therefore falls outside the remit of the Wylfa NNB SPG to challenge the UK Government's decision. The County Council is aware that the construction and operation of such a facility could create significant negative effects and positive benefits to the Island's economy, communities and environment. It is in this context that the Council made the decision to prepare the SPG, the purpose of which is, amongst others, to provide advice and guidance on what the Council believes to be important local direct and indirect matters.</p> <p>The Council does acknowledge the potentially positive benefits that can be derived from renewable energy. The Council's Energy Island Programme is established to promote a wider range of energy technologies and to put Anglesey at</p>	<p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>the forefront of energy research and development, production and servicing. Technologies included within the Programme include wind, tidal, biomass and solar.</p>	
A039	General	<p>Many references to 'the Council hopes..' 'the promoter should..' which suggests that the Council has given its approval to the project and is prepared to hope for the best.</p>	<p>Disagree. The County Council is not the decision-making body with regard to the main site, nor can the Wylfa NNB SPG formulate new Council policy. The purpose of the SPG (as set out at paragraph 1.2.2) is therefore to guide both the applicant and the decision-maker as to the Council's expectations for the development.</p>	No change.
	GP 17	<p>Question whether the Council is being entirely open about the issue of the interim storage of nuclear waste. In the first paragraph of GP17, the impression is given that the issue of interim storage is something to discuss after building the power station – if it is required as it were. In reality, the promoters would need assurance from the outset that they have the right to interim storage and the suggestion that this is something that has not already been decided upon raises suspicions.</p> <p>It would be good also to see a reference to the methods decided for moving this dangerous waste after the 'interim' period, however long this is.</p>	<p>Comment noted. The matter of nuclear waste storage falls outside the remit of the Wylfa NNB SPG and is a matter for UK Government and the Nuclear regulators.</p> <p>SPG paragraph 4.8.6 states that: <i>However, proposals for waste management facilities (such as interim storage) that either form part of the development of a NNB or constitute associated development should be considered.</i></p> <p>This text is taken from the Government's national planning statement NPS EN-6 (paragraph 2.11.5). In the circumstances which the Government outlines at 2.11.5, and which are therefore set out within the SPG, there would be the opportunity for the Council, as statutory consultee, to make comment within its Local Impact Report, or</p>	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			if associated development, make a decision on the acceptability of the proposal. GP17 is therefore drafted to provide guidance to the project promoter on the information that it will need to provide to justify any proposal.	
	Visions/Objectives/ Welsh Language and Culture	<p>The statement on page 25 [page 23 in the English version of the document] about the “New Nuclear Build at Wylfa enhancing local identity and distinctiveness” is one that is difficult to believe, and it is difficult to believe that anyone else would believe it either. And furthermore, the measures referred to in GP13, will be ineffective.</p> <p>It could be argued that economic development opportunities are more important than linguistic factors and it would be much more honest to acknowledge that than try to put forward such an unconvincing argument for linguistic conservation.</p>	<p>Comment noted. The purpose of the Wylfa NNB SPG is to provide guidance and advice that will lead to a maximisation of economic benefit to the Island. At the same time, the draft SPG seeks to support communities and protect the environment. The draft SPG recognises that there may be negative effects arising from the project and where these are likely to occur, it sets out suggestions for mitigation/compensation. These suggestions are not comprehensive and it will be the responsibility of the project promoter to identify measures to mitigate negative effects, or means of compensation. These measures will be considered by the County Council against the stated objectives of the SPG and headline guidance contained within the relevant GPs.</p>	No change.
	Transport	Why is there no reference in the guidance to measures to protect the people of Anglesey from the after effects of an accident? Neither the promoters nor the Council may be prepared to	Comment noted. GP7 states that the County Council may require measures to restrict construction working hours and require traffic management. Furthermore,	Add reference within SPG to the legislative procedures for emergency planning.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>acknowledge that an accident could happen nor would they want to alarm people through openly accepting such a possibility and therefore undermining their case for building on the Island in the first place. The lack of reference to crowd movement in an emergency is either neglect or an appalling lack of candour.</p>	<p>it states that conditions may be placed to control the routing of traffic and the total number of daily vehicle movements. Potential implications for the Island's and wider region's health (including hospitals) and emergency services are also required to be identified and resources provided (see GP23).</p>	
			<p>In the UK, the ONR determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation. This is carried out under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPPIR).</p>	
			<p>In January 2014, ONR published revised principles for determining REPPPIR off-site emergency planning areas around nuclear licensed sites in the UK. This means that ONR considers local practical and strategic factors associated with implementing the plan when they determine the area. More information on the process used by ONR is available by visiting http://www.onr.org.uk/depz-onr-principles.htm.</p>	
			<p>Upon notification by ONR of the area requiring an emergency plan, the County Council consults all of the agencies with a role to play in its implementation.</p>	
			<p>Following consultation with the relevant</p>	

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>agencies and the operators, the County Council has to produce its off-site emergency plan within 6 months. The plan will consider a range of countermeasures proportionate to the risks identified, including sheltering or evacuation. The plan will be tested in an emergency exercise that includes the Local Authority, the police, the regulator, the met office, public health bodies and other agencies that would be involved in an event. Decision to evacuate or shelter would be taken based on the specific factors presented on the day.</p> <p>The Local Authority Emergency Plan will be considered every three years, following the operator's identification of hazards on site and the risks they present to the public, or when the operator makes a material change to activity on the site. This means that any changes associated with nuclear new build will be considered under REPPiR.</p>	
A040: People Against Wylfa B	2. Purpose	Whilst accepting that the development is promoted and will be considered by the UK Government, there is no reason for the Council to support it.	Comment noted. The County Council and the Welsh Government both support the principle of development of a new nuclear power station at Wylfa. The County Council is fully aware of the potential adverse impacts that may be generated by such a scheme. In this context, the role of the Wylfa NNB SPG is to help ensure that any negative effects of the NNB project are	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			minimised and benefits enhanced.	
		Consultation on the SPG in advance of forthcoming LDP is too early. Furthermore, two LDP's should be planned to cover the 'with Wylfa' and 'without Wylfa' scenarios.	Disagree. The basis for the Wylfa NNB SPG is existing national and local planning policies. Although the SPG is not supplemental to the JLDP, which is currently being prepared, it does seek to be consistent with the direction of travel set out in the emerging plan. The JLDP is being prepared in the context of UK policy which supports the development of a nuclear power station at Wylfa. In consequence, it is not considered appropriate to prepare two JLDPs. Should the UK Government's policy change in respect of nuclear development at Wylfa then this may prompt an early review of the JLDP.	No change.
		SPG is flawed as it does not deal with the decommissioning of Wylfa B and makes little reference to nuclear waste.	Disagree. For the reasons already stated at para 1.2.6 of the draft Wylfa NNB SPG, the SPG does not consider the decommissioning of the NNB due to the difficulty in predicting the direction of future planning policy and the prevailing baseline socio-economic and environmental conditions which may apply at the time (likely to be in excess of 50 years from the present day).	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		No reference to emergency planning.	<p>In the UK the ONR determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation. This is carried out under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPIR).</p> <p>In January 2014, ONR published revised principles for determining REPPIR off-site emergency planning areas around nuclear licensed sites in the UK. This means that ONR considers local practical and strategic factors associated with implementing the plan when they determine the area. More information on the process used by ONR is available by visiting http://www.onr.org.uk/depz-onr-principles.htm.</p> <p>Upon notification by ONR of the area requiring an emergency plan, the County Council consults all of the agencies with a role to play in its implementation.</p> <p>Following consultation with the relevant agencies and the operators, the County Council has to produce its off-site emergency plan within 6 months. The plan will consider a range of countermeasures proportionate to the risks identified, including sheltering or evacuation. The plan will be tested in an emergency exercise that includes the Local Authority, the police, the regulator, the met office, public health bodies and other agencies</p>	Add reference within SPG to the legislative procedures for emergency planning.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>that would be involved in an event. Decision to evacuate or shelter would be taken based on the specific factors presented on the day.</p> <p>The Local Authority Emergency Plan will be considered every three years, following the operator's identification of hazards on site and the risks they present to the public, or when the operator makes a material change to activity on the site. This means that any changes associated with nuclear new build will be considered under REPPPIR.</p>	
		Understand that a shorter version of the SPG was prepared for the public but not issued. Request additional round of consultation using a form easier to inform and digest.	Disagree. The County Council did not prepare a shorter version of the draft Wylfa NNB SPG and is of the opinion that the consultation on the SPG fulfilled the necessary statutory requirements, was comprehensive and appropriate.	No change.
	3. Vision	Disagree with the Vision. Jobs are not sustainable, quality of life will deteriorate and risk to unique character of the local area. Emphasis is too positive and little reference to the dangers associated with this type of development.	Disagree. The purpose of the Vision is to set out the County Council's aspiration for what it would like to achieve in the medium to long-term.	No change.
	4. Objectives	Do not agree with objectives: Objective 1. The Council is relying upon Wylfa B as the key plank in delivering the Energy Island	Disagree. The NNB is one of a number of projects that comprise the Energy Island Programme. Importantly, other proposed projects include offshore wind and tidal	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		Programme. This is at the expense of 'green energy' alternatives. The example of Scotland shows that these can be key drivers for the economy. Respondent organisation has produced Manifestos Môn" which sets out how economic development can be supported on the Island.	energy schemes. To this end, Objective 1 of the draft Wylfa NNB SPG seeks to promote low carbon energy developments.	
		Objective 2. The project will bring in workers from outside of the Island and North Wales.	Comment noted. The County Council recognises that the NNB project will result in the in-migration of workers. In response, the draft Wylfa NNB SPG seeks to maximise employment opportunities generated by the project for local residents.	No change.
		Objective 3. Risks to local communities are greater than presumed benefits.	Comment noted. The County Council fully recognises that the Wylfa NNB project, if not properly planned, could adversely affect the Island's communities. However, the central aim of the draft Wylfa NNB SPG is to minimise adverse impacts and maximise benefits in this regard.	No change.
		Objective 4. Cannot see how quality of life for residents and visitors will improve.	Comment noted. This objective seeks to ensure that the quality of life of the Island's residents and visitors will be improved. This sets the overarching framework for the subsequent guidance contained in the draft Wylfa NNB SPG.	No change.
		Objective 5. Cannot see how influx in workers	Comment noted. This objective seeks to conserve and strengthen the Island's	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		will strengthen unique identity.	identity. This sets the overarching framework for the subsequent guidance contained in the draft Wylfa NNB SPG which includes measures designed to minimise the potential impacts of the influx of construction workers and ensure that the quality of life of the Island's residents and visitors will be improved.	
		Objective 6. Commendable objective but unrealistic.	Disagree. The purpose of the Wylfa NNB SPG is to ensure that infrastructure and facilities benefit the Island's communities whilst supporting the NNB project.	No change.
		Objective 7. Impossible to achieve.	Disagree. This objective seeks to ensure that the Wylfa NNB project conserves and enhances the Island's environment. This sets the overarching framework for the subsequent guidance contained in the draft Wylfa NNB SPG which include measures designed to minimise potential adverse impacts associated with the NNB project on the environment and maximise benefits.	No change.
	5. Guidance	Do not agree. Agriculture is not identified as a separate topic although 26.2% of businesses are in this sector.	Comment noted. Whilst the County Council recognises the importance of agriculture to the local economy, it is not considered necessary to include a specific	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			topic on this sector. GP3 seeks to protect existing businesses (which may include agricultural activities) whilst GP20 seeks to minimise the loss of the best and most versatile agricultural land.	
		It would be expected that the necessary structures for supporting the community and maintaining order would be dealt with under a separate topic.	Comment noted. The County Council considers that community infrastructure and services provision is adequately covered in Section 4.2 of the draft Wylfa NNB SPG.	No change.
		The document's precedent is that "significant adverse impacts" can be effectively mitigated. This is impossible because of the extremely dangerous nature of the nuclear industry, and also as this is such a massive project in a beautiful area with a relatively low population. Only reason for locating a nuclear power station at Wylfa is the fact that there is not a high population which would have to be relocated in the event of an accident. After all, it is reasonable to generate electricity as closely as possible to the area where the demand for it is highest, that is, in highly populated areas.	Comment noted. It is not the purpose of the Wylfa NNB SPG to make a judgement on the appropriateness of the Wylfa NNB project, the principle for which has been established in UK policy.	No change.
	6. Economic development	Do not agree. Precedent that Wylfa B is good for the Island is wrong. Concentration on Wylfa B has hampered economic development on the Island, references to Council's lack of a positive response to "Maniffesto Môn". Reliance on new nuclear with potential issues surrounding	Disagree. The NNB project is one of a number of projects that comprise the Energy Island Programme. Importantly, other proposed projects include offshore wind and tidal energy schemes.	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		subsidy (ref Hinkley C) means that the Council will have no fall-back position should it not happen.		
		Comments on some individual Guiding Principals:		
		GP1. Nuclear is not low carbon when consideration is given to the construction process.	Comment noted. UK Government defines nuclear power generation as low carbon energy. The County Council recognises that construction activities are likely to lead to an increase in greenhouse gas emissions. In response, GP18 of the draft Wylfa NNB SPG seeks to minimise emissions through design and construction techniques.	No change.
		GP2. Whilst initially commendable it is based on the premise that Wylfa will be constructed.	Comment noted. The nature of the Wylfa NNB SPG is such that it assumes that the NNB project will come forward.	No change.
		GP3. Damage to land and environment will be inevitable. Why reference to decommissioning in contradiction to 1.2.6.	Comment noted. Reference to decommissioning in GP3 is in the context of associated development sites (a number of which will only be required during the construction period and will therefore need to be decommissioned) and not the NNB itself.	No change.
		GP4. Whilst there may be opportunities for local business, the experience when building Wylfa A	Comment noted. One of the key purposes of the Energy Island Programme is to	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		was a loss of employees who went to work there. Better to fund alternative economic development, reference to Siemens wind turbine factory.	increase the number of employment opportunities available to the Island's residents and increase levels of income. The draft Wylfa NNB SPG includes a number measures designed to support this aim. In this context, it is the County Council's aspiration that other forms of energy developments such as offshore wind also serve to improve income.	
	7. Tourism	Do not agree, it is not possible to create worse circumstances than the construction of a nuclear power station when seeking to maintain "An Island that cares for its natural assets and welcomes visitors". Question impacts on tourism as workers occupy hotels/B&Bs. It will be impossible for the developer to not have a detrimental impact upon the visitor economy and relying on Visit Wales is fooling the public.	Comment noted. The guidance contained in the draft Wylfa NNB SPG specifically seeks to ensure that NNB project does not adversely affect tourism including in respect of the accommodation sector.	No change.
	8. Population and Community	Do not agree and quotes: "The safety of the NNB is not considered further in this SPG". The reason given is that it is the responsibility of the Office for Nuclear Regulation and Natural Resources Wales to regulate safety. The County Council's job is to protect the health and lives of the residents of the Island. Therefore more interest in the topic should be taken. Questions raised with regard to emergency planning. Also essential to require long-term monitoring of people's health.	Comment noted. The draft Wylfa NNB SPG provides locally-specific guidance on existing national and local planning policy. NPS EN-6 (at para 3.2.10) sets out that the Planning Inspectorate should act on the basis that the regulatory regime will be properly applied and enforced to protect human health. The SPG cannot be a vehicle for new policy and is therefore unable to consider health impacts associated with operation of the NNB.	Add reference within SPG to the legislative procedures for emergency planning.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>Paras 4.3.10 to 4.3.13 and GP 9 refer to mitigating the impact of the influx of workers to the Island. It would not be possible to successfully integrate such an influx, and the nature of our communities would change forever, including an adverse effect on the Welsh language. It is not the individuals, it is the difficulty of integrating the numbers proposed.</p>	<p>Comment noted. An influx of construction workers associated with the NNB project is inevitable. In response, the draft Wylfa NNB SPG includes a range of guidance to support the integration of construction workers with the Island’s existing communities. Additionally, the SPG seeks to ensure that employment opportunities associated with the NNB project benefit local residents which may help to reduce the number of workers from outside the Island.</p>	<p>No change.</p>
	<p>9. Construction Worker Accommodation</p>	<p>Do not agree. Question numbers of dwellings identified by Anglesey and Gwynedd Councils and states that housing numbers should be determined through direct consultation with local communities. Belief that the number of dwellings identified is driven by Wylfa B. Reference to previous request to develop two versions of the LDP. Build affordable homes, but numbers should be based on what is needed.</p>	<p>Comment noted. The housing requirements contained in the emerging JLDP are outside the scope of this SPG and will in any event be subject to separate consultation and consideration at Examination in Public. The draft SPG (at GP10) does, however, seek to ensure that construction worker accommodation does not have an adverse impact on the local housing market and that, where possible, this delivers a legacy by addressing local needs including for affordable housing.</p> <p>As noted above, it is not considered appropriate to prepare two JLDPs. Should the UK Government’s policy change in respect of nuclear development at Wylfa then this may prompt an early review of the</p>	<p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			JLDP.	
	10. Welsh Language and Cultural heritage	Do not agree. Grateful of Council's recognition of the Welsh language however disappointed that it is not given separate section and topic paper. It is essential that linguistic considerations should be part of the planning process. We believe that providing suitable jobs for local people is central to supporting the language, but if the price to pay is the in-migration of non-Welsh speakers then the Welsh language will weaken. It would be much better to try to develop a multifaceted and varied economy without over-reliance on one major employer or one specific sector. The scale of the Wylfa B project is too big to enable measures to support and strengthen the Welsh language and culture to succeed. Census figures show how difficult it is to do that under current conditions. It is likely that all attempts to learn Welsh and to integrate incomers will be unsuccessful, even if the developer contributes.	<p>Comment noted. The County Council agrees that Welsh language is a key planning issue. In this context, the draft Wylfa NNB SPG contains a separate section on Welsh language and culture (Section 4.5). The Welsh language is also captured in Topic Paper 10: Population and Community whilst the draft SPG itself has been subject to a Welsh Language Impact Assessment.</p> <p>An important objective of the draft SPG is to protect, and where possible enhance, Welsh language and culture (see GP13). However, it is not the role of the SPG to consider the principle of development of a nuclear power station at Wylfa which is established in UK policy.</p>	No change.
	11. Transport	Do not agree. Transport and traffic will be a nightmare as examples from other similar development across Europe testify. Even use of rail and water will not be sufficient to alleviate the increase in traffic	Comment noted. The draft Wylfa NNB SPG recognises that the Wylfa NNB project is likely to generate a substantial number of vehicle movements which could impact on the Island's existing transport network. In response, GP14 sets out the County's Council expectation that the project promoter will fully assess the transport impacts of the NNB and prepare a detailed Transport Plan. The draft SPG	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>also identifies measures to help minimise the volume of traffic associated with the Wylfa NNB project and (drawing on existing evidence base work) where enhancements to transportation infrastructure network are likely to be required.</p>	
	12. Utilities	<p>Do not agree. The document recognises the pressure on utilities if Wylfa B is constructed. GP 15 identifies ways of mitigating the risks but, once again, the size of the project has to be questioned in an area like Anglesey. Who will be given priority if there is a shortage of water? Wylfa B? The residents of the Island? Other businesses on the Island? Dairy farmers? Why is there no mention that discussions have already been held with Welsh Water? This is so fundamental that it is almost unbelievable that it has not been discussed in detail up to now.</p>	<p>Comment noted. As highlighted in this response, the draft Wylfa NNB SPG clearly identifies the need for the project promoter, in liaison with Welsh Water, to consider water demand and supply. In recognition of the importance of this issue, the Council also commissioned a Water Cycle Study which has highlighted that additional demand associated with the NNB project could place substantial pressure on water supplies.</p> <p>In response, GP15 and GP21 clearly set out the County Council's expectation for the project promoter/utility providers to upgrade infrastructure in a timely manner to ensure that there would be no shortage of water arising from the NNB project.</p>	No change.
	13. Waste	<p>Do not agree. Wylfa B would generate new, additional, very radioactive radiotoxic waste for future generations and would be dangerous for hundreds of thousands of years. Why is Anglesey County Council (IACC) afraid to admit</p>	<p>Comment noted. The principle of development of a new nuclear power station has already been established by the UK Government in NPS EN-6. Para 2.11.5 of NPS EN-6 states that "<i>Proposals for</i></p>	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>and accept that Wylfa B will generate a vast amount of very dangerous, toxic and radioactive waste? Why does the County Council deny in its vision (section 3.1 of the main document) that they are eagerly welcoming and celebrating the generation of a mountain of additional nuclear waste at Wylfa, waste that the Council is praying will be moved to someone else's back garden in someone else's Community Council? The Council casually claims in paragraph 1.3.8 in Topic Paper 9: Waste that IACC has no statutory duty to provide facilities for nuclear waste whilst at the same time happily promoting the generation of a massive volume of very radioactive nuclear waste on Anglesey which will need to be isolated and stored for thousands of years affecting future generations. The subject of nuclear waste is given less space in the document than sustainable waste management. It is stated (para 4.8.6) "proposals for waste management facilities (such as interim storage) that either form part of the development of a NNB or constitute associated development should be considered". Is interim storage not the intention at Wylfa B, although the interim period is for a period of more than a century, therefore IACC should be part of the process? there is no justification for producing more radioactive waste when the problem of the disposal of existing waste has not been solved, evidence Cumbria's refusal as the location for long-term storage.</p>	<p><i>waste management facilities...should not be considered buy the IPC."</i> In consequence, there is limited scope for the Wylfa NNB SPG to consider the principle of nuclear waste generation and storage. The regulatory regime for the licensing and operation of new nuclear power stations in this regard is a matter for the Office for Nuclear Regulation (ONR).</p> <p>Notwithstanding, the County Council fully recognises public concerns with respect to the interim storage of waste and in this context GP17 of the draft SPG seeks to ensure that any proposals for such facilities do not have adverse socio-economic impacts. Further, given this response, and the comments of others regarding waste and its storage, the County Council will be writing to Horizon requesting that these matters, which are outlined in the scope of the SPG, be covered in detail in the forth coming PAC1 consultation.</p>	

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	14. Climate Change	Do not agree that nuclear is low carbon. Reference to mitigation during construction is disingenuous, if there was no development then no need to mitigate against the use of carbon in construction. Note (4.9.4) that the County Council supports renewable energy, and this is supported. The problem is that, up to now, the human and material resources have not been directed into this field.	Comment noted. As noted above, UK Government defines nuclear power generation as low carbon energy. The County Council recognises that construction activities are likely to lead to an increase in greenhouse gas emissions. In response, GP18 of the draft Wylfa NNB SPG seeks to minimise emissions through design and construction techniques.	No change.
	15. Natural Environment	The site earmarked for Wylfa B is ten times bigger in land area than the existing Wylfa. It is therefore entirely inappropriate to talk about measures to mitigate the Wylfa B construction impacts on biodiversity, geodiversity and the landscape.	Comment noted. The site of the proposed new nuclear power station is identified in NPS EN-6 and in consequence the location of the NNB is not a matter for the Wylfa NNB SPG. The County Council recognises the potential for the construction and operation of the NNB to have substantial environmental impacts and in response, the draft SPG clearly sets out the position of the Council in respect of the need to conserve and enhance the Island's natural environment (see GP20). GP26 also establishes a set of key development principles in relation to the main site which include measures to minimise adverse impacts arising from development at the main site on the Island's natural environment.	GP20, GP26 and supporting text to include reference to the Coastal Path.
		We note that "almost the entire coastline of Anglesey is designated as an Area of Outstanding Natural Beauty" (para 4.10.1). It is	Comment noted. The coastal zone of the Anglesey Area of Outstanding Natural Beauty (AONB) was designated in 1966	

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		very curious to note that one of the few exceptions to this is the area where it is intended to construct Wylfa B. To the layman's eye there is very little difference, if at all, between the adjoining areas and Wylfa Head, if you remove the existing power station. We would argue that this is very convenient for the site developer.	and confirmed in 1967 and is a national designation. Its designation is therefore not a matter for the County Council or the Wylfa NNB SPG. However, the draft SPG does include a requirement for the project promoter to minimise landscape and visual impacts associated with development at the main site in respect of the AONB (see GP26).	
		As previously mentioned, the Coastal Path is also in the area, and Wylfa B would have an adverse effect on the path.	Comment noted.	GP20, GP26 and supporting text to include reference to the Coastal Path.
		Central to this topic is the fact that there is no discussion whatsoever of the impact of radioactive material on the environment, on a large or small scale. This should be included.	See comment above.	No change.
	16. Historic Environment	The existence of Wylfa B would threaten the whole Historic Environment. In the event of a disaster such as Fukushima, we could forget the heritage of our forefathers. This would possibly mean not being able to hold the Prince of Wales' Investiture Ceremony at Caernarfon Castle.	Comment noted. As noted above, the principle of development of a new nuclear power station on Anglesey has already been established by the UK Government. The draft Wylfa NNB SPG does include specific guidance designed to conserve and enhance the Island's historic environment.	No change.
	17. Facilitating development	Do not agree. See comments listed in para 4.12.3. Not clear to us how all these measures	Comment noted. Following legal advice, the County Council is confident that it has	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		will be funded – this should be transparent, and without the possibility of contamination and personal gain. Not persuaded that the idea that Community Benefit Contributions do not have any influence on the formal planning process is credible (para 4.12.5 and 4.12.6). Not in favour of using IACC statutory powers to promote Wylfa B. On the contrary, the powers should be used to halt the development. Certainly not in favour of using statutory powers to bully local residents in order to pave the way for an international commercial company to make a profit.	robust protocols to deal with statutory and non-statutory functions. A paper was presented to the County Council's Executive in November 2012 which clearly explains that non-statutory community benefits cannot be taken into account in statutory decision making processes. The County Council has since reviewed its internal governance arrangements and drafted internal and external protocols on how to deal with statutory and non-statutory community benefits. For further information see: http://democracy.anglesey.gov.uk/documents/s1180/Wylfa%20Nuclear%20New%20Build%20-%20Discharge%20of%20Function.pdf?LLL=0	
	18. Monitoring	Not confident that the implementation and monitoring will be effective as the Council appears to be wholly supportive of the project.	Disagree. The County Council has been actively supportive of the development due to its economic potential (i.e. job creation, skills, supply chain etc.). We will need to effectively monitor the conditions etc. in order to ensure that we are securing these benefits.	No change.
	19. Area Guidance	The main visual and practical impact will be on the area adjacent to Wylfa B. The construction phase will be a nightmare for local residents, and no measures to mitigate the adverse effects	Comment noted. As noted above, the principle of development of a new nuclear power station on Anglesey has already been established by the UK Government.	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		will succeed, despite the Council and the developer's intentions. Again, this reflects the enormity of the whole project. As far as the rest of the Island is concerned, we believe that the Wylfa B development will have long term adverse effects in many respects, as described earlier in our evidence. For example, road works and then the traffic on them would have an adverse effect. Also reference to the issue of pylons across the Island which would be specifically constructed as a result of Wylfa B. All areas are under some kind of threat if Wylfa B is constructed.	One of the key objectives of the draft Wylfa NNB SPG is to minimise impacts arising from the NNB project (both in Cemaes and across the Island) and maximise benefits.	
A041	Purpose	Do not understand the purpose. Surprised to see statements on the display boards in favour of the proposed development. Therefore question the value of the consultation especially as people are seriously concerned about following the disasters that have caused death and ill-health on a massive scale. It appears that the Council is not acting impartially.	Disagree. The purpose of the Wylfa NNB SPG cannot extend to comment upon the merit of new nuclear at Wylfa which is a matter dealt with at the national (UK) level. However, the County Council does recognise that there is the potential for positive economic benefits to arise provided they are properly planned. The purpose of the SPG therefore is to set out what the Council will require of the project promoter in order for it to prepare its Local Impact Report and respond positively to any planning applications for associated development.	No change.
	Vision	Consultation is false and is seeking to facilitate the development. The project will result in the creation of pollution which will be dangerous for many years.	Disagree. The consultation is a statutory requirement. The issue of long-term pollution resulting from the storage of nuclear waste lies outside of the remit of the Wylfa NNB SPG and is a matter for the Nuclear Regulators.	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	Objectives	Do not agree with objectives, the Council is campaigning in favour of the development and appears willing to allow waste to be stored for many years to come.	Disagree. The purpose of the Wylfa NNB SPG is to set out what information the County Council will expect the project promoter to provide when submitting the DCO and any Town and County Planning applications. In addition, it sets out policy guidance, based upon existing adopted policy, to advise the project promoter on the appropriateness of any sites they may consider bringing forward as part of the wider project. The Council's ability to act as decision maker with regard to the storage of nuclear waste is limited and would only arise if the project promoter decided to submit a specific application that would be classified as 'associated development'. Otherwise, the remit to decide upon the appropriateness of waste storage lies with the Nuclear Regulators.	No change.
	Identified topic areas	This is a false consultation. This is just a public relations exercise to facilitate the development.	Disagree. The consultation seeks to gain feedback on the draft Wylfa NNB SPG and supporting documents. Responses received will be considered and changes made to the SPG where appropriate. The remit of the SPG does not extend to the appropriateness or otherwise of the NNB project.	No change.
	6. Economic Development	The current power station has not brought prosperity or development to the Island. After 40 years of Wylfa the Island's northern coast is amongst one of the poorest areas of the Britain.	Comment noted. One of the key objectives for producing the Wylfa NNB SPG is to ensure the maximisation of economic benefits that may arise from the NNB. This is one of the drivers behind the County Council's establishment of the Energy Island Programme and success in the subsequent award of Enterprise Zone	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			status.	
	7. Tourism	Tourists will keep away from the Island's northern coast with an even bigger power station spoiling the views and with possibly tonnes of dangerous pollution being stored on the site.	Comment noted. The Wylfa NNB SPG requires the project promoter to assess the potential for negative impacts upon the Island's visitor economy and to put in place measure to ensure that any identified negative effects are mitigated/compensated for.	No change.
	8. Population and Community	The strategy behind the current power station has failed to bring economic growth to the Island over the last 40 years. Young people are leaving to seek work and salaries and employment levels are amongst the lowest in Britain	Comment noted. As noted above, one objective of the Wylfa NNB SPG is to ensure that the potential for economic benefits arising from the NNB are maximised (see GP1 and GP2 of the draft SPG).	No change.
	13. Waste	The proposed development will produce tonnes of pollution which will be dangerous for many years if not centuries to come. Neither the Council nor anyone else can be certain that future generations will be able to deal with this increasing pollution.	<p>Comment noted. The matter of nuclear waste storage falls outside the remit of the Wylfa NNB SPG and is a matter for UK Government and the Nuclear regulators.</p> <p>SPG Paragraph 4.8.6 states that: <i>However, proposals for waste management facilities (such as interim storage) that either form part of the development of a NNB or constitute associated development should be considered.</i></p> <p>This text is taken from the Government's national planning statement NPS EN-6 (at paragraph 2.11.5). In the circumstances which the Government outlines at 2.11.5, and which are therefore set out within the draft SPG, there would be the opportunity for the Council, as statutory consultee, to</p>	Reference to potential radiological effects and the need to assess them to be included in GP17.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			make comment within its Local Impact Report, or if associated development, make a decision on the acceptability of the proposal. The GP17 is therefore drafted to provide guidance to the project promoter on the information that it will need to provide should they seek to justify any proposal.	
	14. Climate Change	The Island is an ideal place to develop renewable energy rather than focusing so much on a power station. If only some of the money and effort wasted on a power station was put towards renewable energy it would be of great benefit to the climate.	Comment noted. The County Council recognises the Island's inherent advantages for the generation of renewable energy. This is why the Council developed the Energy Island Programme which seeks to harness the rich mix of energy streams, including nuclear, wind, tidal, biomass and solar; together with associated servicing projects, which the Council considers provide major potential to achieve economic, social and environmental gains for Anglesey and the wider North Wales region. With reference to the Wylfa NNB SPG SPG, GP18 requires that proposals incorporate on-site renewable where viable.	No change.
	15. Natural Environment	Do not agree.	Comment noted.	No change.
	17. Facilitating development	Public relations exercise to facilitate one outcome. Just an opportunity for the public to influence relatively trivial details. In the meantime, the consultation organisers are working towards realising a specific outcome, that is, to permit the development.	Disagree. The County Council is required to consult on the Wylfa NNB SPG. Comments received are considered and amendments will be made to the document as appropriate.	No change.
A042	Purpose of SPG	Agree.	Comment noted.	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	<p>3. Vision</p>	<p>I am very concerned about the waste storage implications. A period of 75 years has been stated, but I understand the true period for storage of hot waste on the site is 160 years. There is a need to be clear about this. Neither is there an explanation of how it will be stored i.e. as is the case in France in concrete casks within concrete buildings, of an equivalent size to two football pitches? Long term waste storage – 2,000 years – underground in the local area?? On the basis that local people will benefit from the jobs which will come as a result of the power station?? What about the proximity to the Llyn Alaw reservoir? With a significant increase in annual rainfall, how will it ever be possible to have a safety report on “water seepage” levels, or a report on expected sea levels? Neither are there any details about waste ownership. Will it just be waste from the New Wylfa which will be stored there, or will waste from other areas be transported there? Who will pay the financial cost of storing the waste? Who will be responsible for keeping it safe bearing in mind the periods of 160 years in the short-term and 2,000 years in the long-term? How can responsibility be guaranteed over such considerable periods of time? In the event of an accident, who is responsible? Who is responsible for implementing the plan to evacuate the population safely? Who will compensate the population and pay to deal with the toxic effects?</p> <p>Inappropriate to look at the short-term benefit when the long-term implications have not been solved.</p>	<p>Comment noted. The County Council recognises the concern expressed by local communities with regard to the issue of nuclear waste. However, the matter of long-term storage falls outside the remit of the Wylfa NNB SPG and is a matter for UK Government and the Nuclear regulators (with the exception of the particular circumstance referred to in NPS EN-6 and GP17 of the draft SPG).</p> <p>Given comments received regarding waste and its storage, the County Council will be writing to Horizon requesting that these matters, which are outlined in the scope of the SPG, be covered in detail in the forthcoming PAC1 consultation.</p>	<p>Reference to potential radiological effects and the need to assess them to be included in GP17.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	4. Objectives	6,000 jobs are short-term and temporary and will not solve the Island's economic situation. The Island will suffer the effects of "boom & bust" exactly as it happened when the last power station was built. The last power station did not succeed in keeping the young people of the Island here. SPG should provide further consideration to the island's economy following the construction phase. What impact will the presence of the New Wylfa and the nuclear waste store have as tourism businesses or food businesses seek to attract investment to the island?	<p>Comment noted. One of the implicit objectives for producing the Wylfa NNB SPG is to ensure the maximisation of economic benefits as a result of NNB project. This is one of the drivers behind the County Council's establishment of the Energy Island Programme and success in the subsequent award of Enterprise Zone status.</p> <p>The draft SPG, at GP2, seeks to ensure that local communities are provided with the education and skills appropriate to take advantage of the employment opportunities offered by the NNB project, both during its construction and operation. Furthermore, up-skilling should support routes into the renewable sector which forms a second, important element of the Energy Island Programme.</p>	No change.
	5-10	Disagrees with questions posed, refers to previous questions posed.	Comment noted.	No change.
	11. Transport	Comments that the A55 has already defaced Anglesey and that another major road defacing the east coast is not required. The Island is too small to be able to cope with such a big power station and with vast motorways. The impact of these on the tourism economy would be damaging.	Comment noted. The draft Wylfa NNB SPG (see GP14) sets out the County Council's position with regard to transportation which is that the project promoter should prioritise both rail and water over road. Where improvements to the road system are required, these should be proportionate and the Council will take into account the potential for effects upon the environment (including landscape) when considering their suitability.	No change.
	12-18	Disagrees with questions 12-18.	Comment noted.	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	19 Area Guidance	SPG consultation suggests that Anglesey is on its knees and has no option but to accept the nuclear industry. This is an incorrect precedent. A toxic nuclear waste store is not the future for the Island. No other County in the country would welcome such a future, but the lack of detail about the waste creates uncertainty about the direction this council is taking.	<p>Comment noted. The County Council does not recognise the state of the economy as presented by the respondent. However, the Council does acknowledge that as part of the wider Energy Island Programme, the NNB can have positive economic benefits if appropriately planned. The Council is aware of the issue of nuclear waste however, the regulatory regime for the licensing and operation of a waste storage facility is the responsibility of the nuclear regulator.</p> <p>Given comments received regarding waste and its storage, the County Council will be writing to Horizon requesting that these matters, which are outlined in the scope of the SPG, be covered in detail in the forthcoming PAC1 consultation.</p>	Reference to potential radiological effects and the need to assess them to be included in GP17.
A043	Construction Phase	6,000 workers which will be substantially from outside of North Wales will have a significant negative effect upon the Welsh language.	<p>Comment noted. The County Council recognises the potential for negative impacts upon the Welsh language and GP13 of the draft Wylfa NNB SPG sets out a requirement for the project promoter to prepare a language impact assessment of appropriately scaled proposals. Furthermore, if negative effects are identified, the Council will require the project promoter to provide mitigation measures.</p>	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	The site	Wylfa B site is ten times bigger than the current Wylfa site. Such a huge project would have a detrimental effect on the tourist industry on Anglesey, particularly along the northern coast. Questions who may come on holiday to an area with the one of the biggest construction projects in Europe.	Comment noted. The County Council recognises the potential for negative impacts upon the tourism industry as a result of the NNB project and sets out a number of GPs that directly or indirectly address this issue in the draft Wylfa NNB SPG. Section 4.2 and GP5 of the draft SPG, for example, address the potential for direct effects upon the tourism industry and it requires the project promoter to ensure that activities do not adversely affect the sector. Where the potential for negative effects are identified, the Council will require the project promoter to set in place mitigation and/or compensation measures.	No change.
	Emergency arrangements	Asks how the Council and developer would handle a serious emergency and radioactive discharge from Wylfa B and how the Island be evacuated.	<p>Comment noted. In the UK the ONR determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation. This is carried out under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPPIR).</p> <p>In January 2014, ONR published revised principles for determining REPPPIR off-site emergency planning areas around nuclear licensed sites in the UK. This means that ONR considers local practical and strategic factors associated with implementing the plan when they determine the area. More information on the process used by ONR is available by visiting http://www.onr.org.uk/depz-onr-</p>	Add reference within SPG to the legislative procedures for emergency planning.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>principles.htm.</p> <p>Upon notification by ONR of the area requiring an emergency plan, the County Council consults all of the agencies with a role to play in its implementation.</p> <p>Following consultation with the relevant agencies and the operators, the County Council has to produce its off-site emergency plan within 6 months. The plan will consider a range of countermeasures proportionate to the risks identified, including sheltering or evacuation. The plan will be tested in an emergency exercise that includes the Local Authority, the police, the regulator, the met office, public health bodies and other agencies that would be involved in an event. Decision to evacuate or shelter would be taken based on the specific factors presented on the day.</p> <p>The Local Authority Emergency Plan will be considered every three years, following the operator's identification of hazards on site and the risks they present to the public, or when the operator makes a material change to activity on the site. This means that any changes associated with nuclear new build will be considered under REPPiR.</p>	
	Waste	Considers that Topic Paper 9: Waste is flawed given lack of significant reference to nuclear waste and states that the UK Government does not have an underground store to keep the toxic waste from the last 60 years let alone an entirely	Comment noted. The County Council recognises the concern expressed by local communities with regard to the issue of nuclear waste. However, the matter of long-term storage falls outside the remit of	Reference to potential radiological effects and the need to assess them to be included in GP17.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		separate one for very dangerous waste from possible new power stations such as Hinkley C and Wylfa B.	the Wylfa NNB SPG and is a matter for UK Government and the Nuclear regulators (with the exception of the particular circumstance referred to in NPS EN-6 and GP17 of the draft SPG).	
A044	General	Objects to the building of Wylfa B and considers that money would be better invested in renewables, particularly tidal.	Comment noted. The purpose of the Wylfa NNB SPG is not to determine the principle of nuclear development at Wylfa, which is a decision taken by the UK Government. The County Council does recognise the important part which renewable energy has to play in the economic development of the Island and to this end the Energy Island Programme sets out to promote industries such as off shore wind, tidal, biomass and solar.	No change.
		The development generates toxic waste, impacts of construction will be detrimental to the Welsh language and evidence from Wylfa A suggests that these types of project do not benefit the Welsh economy.	Comment noted. The issue of nuclear waste lies outside the remit of the Wylfa NNB SPG and is a matter for national policy. The County Council accepts that there may be impacts upon the Welsh language and economy and it has therefore prepared a suite of Guiding Principles within the draft SPG to guide the project promoter as to the information that the Council will expect to receive and the requirements for mitigation where any negative impacts are identified.	No change.
		Public money should be diverted from nuclear fission to nuclear fusion.	Comment noted. The matter of public subsidy lies outside the remit of the Wylfa NNB SPG.	No change.
A045	General	Although there is a role for Anglesey County Council in influencing the decision (and refusing	Comment noted. The purpose of the Wylfa NNB SPG is not to determine the principle	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		it), it can be seen in 1.2.4 that the SPG and each of the topic papers support the project and avoid giving a response to any argument against the project even when noted in the document.	of nuclear development at Wylfa, which is a decision taken by the UK Government. The NNB is one of a suite of energy technologies which constitute the Energy Island Programme. The County Council believes that this could contribute nearly £25 billion to the Anglesey and North Wales economies over the next 15 years. It is considered to represent a once in a generation opportunity to give the economy a tremendous boost.	
	Waste	The problem of radioactive waste is hidden within the service that deals with domestic waste, building, commercial and industrial waste. It is totally misleading to use as one of the Strengths “Existing policy in place to govern radioactive waste disposal.” There may be a “policy” but there is no existing facility for radioactive waste disposal although, when Wylfa A was established, people were led to believe that there would be an adequate facility to treat and store radioactive waste.	Comment noted. The issue of nuclear waste policy and storage is a matter for UK Government and lies outside the remit of the Wylfa NNB SPG. Given comments received regarding waste and its storage, the County Council will be writing to Horizon requesting that these matters, which are outlined in the scope of the SPG, be covered in detail in the forthcoming PAC1 consultation.	Reference to potential radiological effects and the need to assess them to be included in GP17.
		The SPG and topic papers use misleading language. For example, where there is an impossible problem to solve the County Council is going to “mitigate adverse effects” where they should undoubtedly protect community interests through their prevention.	Disagree. The objectives of the Wylfa NNB SPG are written such that the County Council requires the project promoter to ‘ensure’ that certain matters are addressed. Notwithstanding, the GPs recognise that in certain cases adverse effects may be caused as a result of development. In these instances the County Council requires the developer to identify and commit to mitigation and/or compensation.	No change.
		The SPG states that the NNB “provides a once	Comment noted. The NNB forms part of a	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		in a lifetime opportunity to transform the economy and communities of the island". The same thing was said when Wylfa A was established. If so, how is it that Anglesey has the lowest GVA in Britain? Further to that, there is sufficient evidence that the significant influx during the construction phase damaged the Welsh language.	wider County Council initiative, the Energy Island Programme. By acting proactively the Council believes that it can secure significant economic benefit as a result of the projects currently planned for the Island. The draft Wylfa NNB SPG sets out the Council's policy guidance and is a key tool to ensure that these benefits are realised.	
A046	General	The Council is not taking its response to residents seriously, asking how will it respond to emergencies, including terrorist attack.	Comment noted. In the UK, the ONR determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation. This is carried out under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPiR).	Add reference within SPG to the legislative procedures for emergency planning.
		It does not properly consider the impacts upon the Welsh language, tourism, health, housing and the environment. Most serious is the issue of nuclear waste. Whilst appreciating the need for economic development the suggestion is that this could be better delivered through an emphasis upon renewable energy.	Comment noted. The Wylfa NNB SPG contains objectives and GPs which do address the issues referred to. The matter of nuclear waste is one which is the lead responsibility of UK Government and the nuclear regulators and as such falls outside the remit of the SPG. However, given comments received regarding waste and its storage, the County Council will be writing to Horizon requesting that these matters, which are outlined in the scope of the SPG, be covered in detail in the forthcoming PAC1 consultation.	No change.
A047	5 Project Wide Guidance	Lack of understanding of the Welsh language's linguistic-community needs in this report, as in all previous reports, and this will now be	Comment noted. The Wylfa NNB SPG must be aligned with existing national and local planning policy and in consequence, it	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>explained. 3.2 provides a broad but again, very misleading outline of the Welsh language situation on Anglesey in 2011, due to use of Electoral and not Community Wards. The map should have been based on the Communities and also the Wards within them in order to get the most accurate picture possible. However, it at least gives a broad idea of the Welsh language situation on Anglesey as a community language, although areas such as Bodedern through its inclusion under the same area as the RAF site and its vicinity comes out lower than it should be. Practically therefore, consideration should be given to the three highest tiers, 71.2--80.0, 62.0-71.1 and 52.5-61.0 as the Welsh Language Hubs on Anglesey, together with areas such as the communities of Bodedern.</p> <p>Regional-Community language policies should be developed on Anglesey as a basis to all developments in all fields. Unless this is done, the destruction will continue, through a lack of understanding about the remaining Welsh communities on Anglesey.</p> <p>To prevent the demise of the Welsh language as a viable community language, planning and development policy in relation to the most Welsh areas of Anglesey – Môn Gymraeg – has to be transformed. The main community centre of Môn Gymraeg is Llangefni, but respondent’s research shows, an increasing language shift has been underway in the town since c. 1997 because of an increase at that time in the percentage of non-Welsh speakers moving to the town. Respondent states that this is a result of ‘blind’ economic policies which attracted ‘key workers’ to the town into the higher tiers of businesses</p>	<p>is not considered appropriate for it to develop new regional-community language policies or to provide a policy response to the strategic issues identified in this response (e.g. in respect of the quantum of housing growth), many of which are wider, non-planning matters. However, a key objective of the draft Wylfa NNB SPG is to conserve and promote the Welsh language and culture (see in particular GP13).</p>	

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>and services without any workplace language policy, as in Quebec and Flanders. There are a number of potential intermediate Môn Gymraeg centres. Bodedern – a centre which could have developed to become a secondary Môn Gymraeg township by today, which would have protected the Welshness of Bro Alaw and the communities of Caergeiliog, Bryngwran and Gwalchmai.</p> <p>With regard to 4.1, Planning Policy could be developed for the future: no house building in these areas unless there is a real local need and on the basis of preventing a language shift. Education Policy: Establishing Welsh Medium Community Schools across the whole age range in these centres. Community Health Policy: Relocation, similarly where medical services are required. Developing a long-term Community Development Policy in these communities. Securing legislation through the Welsh Senedd to make the Welsh language an increasingly essential language in jobs which involve working with the public. Moving towards Welsh medium public signage in Môn Gymraeg communities (also with symbols as required for non-Welsh speakers) over the next decade.</p> <p>This will be the long-term impact of the Menai Hub, up to Llangefni and across to Brynsiencyn and Newborough and Aberffraw as a result of economic development which could be detrimental to the Welsh language in the areas where it has the best chance of surviving.</p>		
	7. Tourism	Must guard against breaking the law again as in the case of Penrhos head.	Comment is not valid. No law has been broken and the County Council is confident that the decision made in respect of Land &	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	11. Transport	<p>Recommended cost-effective solution for Anglesey and Arfon would be to establish what is known as Statsbahnen (Tram-trains), out of Bangor City to Llangeferni and over to Bethesda and Caernarfon initially and then, in due course, to Llanberis and Penygroes and over to Holyhead and to Amlwch. With a park and ride facility particularly in the vicinity of Bangor e.g. Llanfairpwllgwyngyll, Llangeferni and Felinheli.</p> <p>For Britannia Bridge, recommends changing the direction of three lanes according to traffic flow. Also, serious consideration should be given (on a European level) to developing a transcontinental freight transport arrangement via rail from Holyhead to ports in the east of England e.g. Hull, Harwich and Dover.</p>	<p>Lakes is legally sound and robust.</p> <p>Comment noted. The draft Wylfa NNB SPG, at GP14, sets out the Council's priorities with regard to transport which are that the project promoter should favour rail and water over road. The draft SPG at paragraph 4.6.6 recognises also that the Menai crossing, and Britannia Bridge are close to existing capacity at peak times with highest traffic volumes in the summer. The GP requires that the project promoter look to explore opportunities to deliver co-ordinated infrastructure improvements taking into account other strategic investments.</p>	No change.
	18. Implementation and Monitoring	<p>Questions the strategy in the event of a serious radioactive discharge or in the case of an incident which destabilised existing reactors or any in the future? Asks about the evacuation policy for the two Islands.</p>	<p>Comment noted. In the UK, the ONR determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation. This is carried out under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPPIR).</p> <p>A fuller answer is provided to similar questions raised above.</p>	Add reference within SPG to the legislative procedures for emergency planning.
A048	2. Purpose of SPG	<p>Understands the purpose but questions the appropriateness of developing nuclear power on the Island, given the potential for long-term effects arising from climate and geological</p>	<p>Comment noted. The principle of nuclear power at Wylfa is outside the remit of the Wylfa NNB SPG and is a matter for UK Government policy, the most relevant being NPS EN-6. Volume 2, Annex C to</p>	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		change.	NPS EN-6 sets out the lists of sites considered appropriate by UK Government, which has taken into account issues such as climate change.	
		Furthermore, questions the wisdom of holding a consultation on Wylfa before completing joint planning matters between Gwynedd and Anglesey, and indeed before the final decision is made on the proposed reorganisation of Local Government in Wales.	Disagree. The Wylfa NNB SPG is not supplemental to the JLDP, although it has been drafted in reference to the draft JLDP Preferred Strategy. The need for SPG to be in place early in the development of the NNB project is critical to ensure that positive benefits are maximised and negative effects minimised. It would not therefore be appropriate to wait for the adoption of the JLDP nor any potential local government reorganisation.	No change.
	3. Vision	Recognises the huge potential for the Energy Island but requests that the Council 'thinks outside the box' and focuses upon marine technologies with possibly gas and biomass at Rhosgoch.	Comment noted. The Energy Island is a wide ranging programme which includes for biomass and marine technologies as well as nuclear.	No change.
	4. Objectives	Recommends reference to the use of train-trams and means to mitigate congestion on Britannia bridge including a second level. No reference to longevity of nuclear waste under relevant objective.	Comment noted. It is not considered appropriate for the Wylfa NNB SPG to reference specific transport proposals, which may or may not be capable of being funded/delivered by the project promoter. However, the draft SPG (at GP14) prioritises rail and water over road and seeks to ensure that any investment made by the project promoter takes into consideration wider strategic transport initiatives.	No change.
	Economic Development	Refers back to Wylfa A and the lack of any economic benefit which resulted. Refers to the problems of in-migration during its construction.	Comment noted. At GP1 and GP2 the draft Wylfa NNB SPG sets out policy guidance designed to minimise any	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		<p>Little attempt is made to explain how much of the workforce from Anglesey will 'really' be employed during the construction phase or what skills grades they could be expected to fulfil. Encourages the adoption of maritime energy technologies.</p>	<p>negative economic effects and maximise benefits. In particular, at GP2 it sets out the Council's requirements of the project promoter to support education and skills development to enable local communities to take advantage of the potential economic benefits that may be available during both the construction and operational phases of the NNB.</p>	
	Population	<p>Questions the procedures in the event of a nuclear accident. Also raises the issue of Welsh language and a need to understand the pattern of change in the communities within which the language is spoken since the 1930's. Notes that by the 1990's it was being replaced in common usage by English in Llangenfi.</p>	<p>Comment noted. The issue of evacuation procedure is a matter for the ONR and has been responded to in answers above. The County Council is aware of the changing geographical profile of Welsh speaking communities on Anglesey and the issue of the Welsh language, its importance to the community identity of the Island and its culture is addressed within GP13 of the draft Wylfa NNB SPG.</p>	<p>Add reference within SPG to the legislative procedures for emergency planning.</p>
	Construction Workers Accommodation	<p>Requests that construction workers not be accommodated within the predominantly Welsh speaking communities on the Island. Requires that Extremely Sensitive Linguistic Area and Sensitive Linguistic Areas be recognised and afforded similar levels of policy protection to National Parks.</p>	<p>Comment noted. When assessing the appropriateness of locations for construction workers accommodation the County Council will expect that larger sites (50+ units) be located within the larger settlements of Holyhead, Amlwch and Llangefni (see GP10). These larger settlements have a level of service provision generally appropriate to the scale of construction worker accommodation required. Where additional facilities are needed, the Council will expect the project promoter to provide them, ensuring that there is a legacy use for the local community in the future. The provision of new or improved facilities should support the retention of local populations within</p>	<p>No change.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			communities.	
	Welsh Language	<p>Recommends the use of Community Linguistic Planning and defining areas of Anglesey as 'Môn Gymraeg' which should include the communities of the whole of Central or the Heartland of Anglesey.</p> <p>As regards 'Môn Gymreig', some broad suggestions are given below:-</p> <p>Bro Cybi - Môn Gymreig: Holy Island, Llanfair-yn-Neubwll and Llanfaelog.</p> <p>Bro Parys - Môn Gymreig: Llanbadrig, Amlwch and Penysarn.</p> <p>Bro Goronwy - Môn Gymreig: Moelfre, Benllech and Pentraeth.</p> <p>Bro Aethwy - Môn Gymreig: Beaumaris and Menai Bridge</p>	<p>The allocation of Sensitive Linguistic Areas is considered to be outside the scope of the SPG and would be a matter for consideration as part of the preparation of the JLDP.</p> <p>Comment noted. The points raised lie outside the scope of the Wylfa NNB SPG and are considered to be a matter for consideration as part of the preparation of the JLDP.</p>	No change.
	Implementation and Monitoring	Recommends the preparation of a Public Protection Plan and monitoring of the Welsh Language situation.	Comment noted. GP25 sets out the need for systems to be put in place to monitor the effects of the NNB. Whilst it is recognised that it does not specify the topics that should be considered for monitoring, the County Council would fully expect indicators and targets to be identified in respect of the Welsh language.	No change.
A049	General - Advantages	Questions the number of jobs anticipated (6,000) and the lifetime of the operation phase (40	Comment noted. The figures of 6,000 construction jobs and 1,000 permanent	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		years).	<p>jobs are those which have been quoted by Horizon Nuclear Power. More detail will be provided in their Stage 1 Pre-Application Consultation (PAC1) which is scheduled for September 2014.</p> <p>A generation life span for Wylfa Newydd of 40 years is a figure quoted by Horizon which again will be confirmed through the PAC 1 consultation.</p>	
	General – Disadvantages	References the production and storage of high and low grade nuclear waste. Also, the increase in traffic that will arise, the increase in noise and pollution, the visual effects of such a large building and the effects of the pylons which will be required to transmit the power. Also raises questions over who is paying for the project and for subsequent decommissioning, effects on the Welsh language, means to evacuate the Island in the event of an emergency and how the project will be able to adapt to the issue of climate change. Comments that nuclear is an old technology.	<p>Comment noted. The matter of nuclear waste storage lies outside the remit of the Wylfa NNB SPG and is the responsibility of the UK Government and the Nuclear regulators.</p> <p>The draft SPG recognises the potential for increases in traffic as a result of the construction of the NNB and seeks to prioritise rail and water over road transport.</p> <p>The visual impact of pylons lies outside of the scope of the SPG and would be subject to a separate DCO application.</p> <p>The cost of the development will be borne by Horizon. As part of the site licensing process referred to in point 1 above, Horizon would need to submit a detailed decommissioning plan and demonstrate a commitment to fund a bond to cover the cost of decommissioning.</p> <p>Welsh language Impact is at the heart of the draft SPG. The overall document itself has been the subject of a Welsh Language Impact Assessment and specific aspects of development will also be subject to detailed</p>	<p>Reference to potential radiological effects and the need to assess them to be included in GP17.</p> <p>Add reference within SPG to the legislative procedures for emergency planning.</p>

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			<p>Welsh Language Assessments. The draft SPG (at page 63, Section 4.5) sets out guidance in respect of Welsh Language and Culture.</p> <p>Means to evacuate the Island are the responsibility of the ONR which determines the off-site emergency planning area for nuclear installations where there is a potential for an off-site release of radioactivity that may require implementation of countermeasures such as evacuation. This is carried out under the Radiation (Emergency Preparedness and Public Information) Regulations 2001 (REPPiR). A fuller answer is provided in response to similar questions raised by other respondents above.</p> <p>Climate Change is a specific topic within the draft SPG (please see page 75, section 4.9).</p> <p>Nuclear power is considered by the UK Government to be an essential part of the mix of energy generation required by the UK. The principle of nuclear power lies outside the remit of the SPG.</p>	
A050	General 8. Construction Workers Accommodation	Agrees with questionnaire questions 2- 7, 9, 17. The arrival of workers could have a significant effect upon the three GP surgeries in Holyhead. Existing GPs have a current, average patient role of 1940 and the arrival of workers will increase the pressure on existing health services.	Comment noted. Comment noted. Topic Paper 8 paragraph 4.5.3 identifies average GP lists across Anglesey as being in the region of 1400 patients per GP. On this basis, lists of 1900+ would be considered to represent a high GP to patient ratio in the context of Anglesey.	No change. Include reference within the supporting text to GP27 to the importance of adequate healthcare provision in Holyhead.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			The draft Wylfa NNB SPG recognises the potential for the NNB project to give rise to effects upon the ability of existing healthcare services to handle an increase in population as a result of the construction workforce at GP6. GP23 and bullet points under paragraph 4.12.3 also identify a potential requirement for the project promoter to contribute towards community facilities including healthcare provision. GP27 Holyhead and Environs does not make specific reference to healthcare facilities and this could be included as an additional reference to the considerations which the project promoter should provide.	
	10. Transport	An increase in road transport will lead to congestion which could indirectly affect doctors and ambulance services.	Comment noted. The draft Wylfa NNB SPG seeks to prioritise rail and water over road transport. It also seeks to locate new development (other than the main site) in locations accessible by sustainable transport means and close to existing services and facilities. GP27 requires the project promoter to put measures in place to minimise the volume of road traffic movements between Holyhead and the main NNB site.	No change.
	11. Utilities	There will be additional pressure on existing services and facilities including the healthcare services.	See response to Construction Workers Accommodation (8) above.	No change.
	12. Waste	It is not possible to positively answer this question until an Environmental Impact Assessment has been undertaken to confirm that the surrounding population will not be affected by the proposal.	Comment noted. The project promoter will be legally required to undertake EIA as part of the DCO application. In addition, the County Council requires (at GP7) for the project promoter to work with the Council and Local Health Board to identify any	Reference to potential radiological effects and the need to assess them to be included in GP17.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
			significant health impacts and mitigation measures.	
	13. Climate Change	More information is required before there can be assurance that there will be no environmental effects.	Comment noted. The County Council fully expects that the project promoter will provide further information in respect of the effects of the NNB on climate change in due course and as part of the EIA. GP18 of the draft Wylfa NNB SPG also requires that the project promoter prepare a Carbon Management Plan.	No change.
	14. Natural Environment	Green resources and natural areas need to be preserved as these encourage and promote outdoor activity which can have health benefits.	Agreed. The draft Wylfa NNB SPG recognises the important role that green spaces and amenity areas can play in supporting healthy lifestyles and at GP 8 sets out that the County Council will resist the loss of open space.	No change.
	15. Historic Environment	Influx of construction workers could have a detrimental effect on the historic environment, a reduction in the historical areas which the population can visit could have negative effects upon levels of activity and therefore health.	Comment noted. The County Council recognises the potential for the NNB project to have an adverse impact on the Island's historic environment. In response, guidance contained in the draft Wylfa NNB SPG seeks to ensure that the Island's historic environment is conserved and enhanced (see GP22).	No change.
	16. Facilitating Development	The topic of healthcare has not been properly addressed, there will be a significant effect upon Holyhead. There will be more demand for healthcare facilities upon an already stretched service.	Disagree. Guidance in respect of healthcare provision is included at GP6 and GP23 (in the wider context of community facilities and services). Notwithstanding, as noted above it is agreed that specific reference to provision in Holyhead could be included in the supporting text to GP27.	Include reference within the supporting text to GP27 to the importance of adequate healthcare provision in Holyhead.
A051	General	Agreement with same questions as A050. Also same comments made against questions 8, 10-	As per answers to A050.	As per changes in respect of

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
		16.		A050.
A052: Lifelong Learning	Welsh Language	Reference to Welsh language is weak. Protection of Welsh, Welshness and culture is important. There is also a requirement to provide provision for children who are latecomers to the County and a need to increase the number of language centres if this is to be achieved.	Disagree. The draft Wylfa NNB SPG considers specifically the Welsh language and culture at Section 4.5. GP13 requires the project promoter to undertake impact assessments of the NNB project upon the Welsh language. Mitigation measures listed are indicative only and are not intended to be exhaustive. A wider range of measures are likely to be required, taking into account the level and type of potential effects identified through detailed assessment once details of the scale and location of development, and of the number of construction/operational workers, are known. However, it is considered that the indicative mitigation measures included in GP13 could include the provision of new, or contributions to existing, language centres.	Include in GP13 reference to Welsh language centres.
	Children/pupil numbers	Does not receive enough attention. Reference is made to the document stating that 3 or 4 additional pupils arriving. This may force a need for additional classes in foundation year or at secondary level.	Disagree. Education provision is considered under Section 4.3 of the draft Wylfa NNB SPG in the wider context of community facilities and services. The draft SPG requires the project promoter to ensure that appropriate facilities are in place to respond to the indirect effects arising from the NNB project and that should improved or additional facilities be required, that these are financed by the project promoter, providing where possible a legacy benefit. Until further information is provided by the project promoter with regard to the number of construction workers now considered necessary to support the construction of the NNB, the	No change.

Responder	Consultation Question/SPG ref.	Comment	Response	Recommendation / Proposed Modification
	Funding	There is a need to be clear on what is required and how the additional costs will be met.	<p>type of accommodation sought and its location, it is difficult for the County Council to list what it considers the specific effects will be, and the specific interventions that it will require to address them.</p> <p>Comment noted. As noted above, until further information is provided by the project promoter with regard to the number of construction workers now considered necessary to support the construction of the NNB, the type of accommodation sought and its location, it is difficult for the County Council to list what it considers the specific effects will be, and the specific interventions that it will require to address them.</p> <p>Notwithstanding, the draft Wylfa NNB SPG is clear at GP23 that the costs of providing additional facilities, where these are required as a direct result of the NNB project, should be borne by the project promoter.</p>	No change.

Table 2 contains comments received during the public exhibitions, the County Council's response to each issue raised and an indication as to whether it is proposed to amend the draft Wylfa NNB SPG and how the document is to be revised.

Table 2 Record of Public Exhibitions

Comment	Response	Recommendation / Proposed Modification
No worries looking forward to all the economic spin offs.	Comment noted. The draft Wylfa NNB SPG seeks to maximise economic opportunities arising from the NNB project for the Island and North Wales region.	No change.
Employment opportunities positive.	Comment noted. The draft Wylfa NNB SPG seeks to ensure that the local workforce is able to take advantage of the opportunities that may be generated through the NNB project (see in particular GP2).	No change.
Need visual concepts of how it is going to look on the landscape how it would fit in to what we already have?	Comment noted. At this stage the scale/design of the NNB is unknown. The provision of visual concepts will be a matter for the project promoter. Notwithstanding, the draft Wylfa NNB SPG seeks to conserve and enhance the Island's landscape (see GP20).	No change.
Infrastructure positive but how will we cope with all the extra people?	Comment noted. The draft Wylfa NNB SPG identifies the potential for impacts on existing infrastructure as a result of the NNB project. Specific guidance is included in the draft SPG which seeks to ensure that there would be no adverse impact on infrastructure as a result of new development and that, where possible, opportunities are sought to enhance existing	No change.

Comment	Response	Recommendation / Proposed Modification
	provision.	
Concerns over safety and technology following previous issues at Fukushima and other plants.	Comment noted. The draft Wylfa NNB SPG provides locally-specific guidance on existing national and local planning policy. NPS EN-6 (at para 3.2.10) sets out that the Planning Inspectorate should act on the basis that the regulatory regime will be properly applied and enforced to protect human health. The SPG cannot be a vehicle for new policy and is therefore unable to consider health impacts associated with operation of the NNB.	No change.
No problem with the safety for the new development.	Comment noted.	No change.
Transport from towns to site needs to be looked at – everybody doesn't have a car – first time around Wylfa Wessex transport were used for workers.	Comment noted. The draft Wylfa NNB SPG includes specific guidance related to transport (see GP14) which seeks to ensure that workers are able to access the site via sustainable modes of transport.	No change.
Housing for key people in workforce new housing.	Comment noted. Section 4.4 of the draft Wylfa NNB SPG sets out the County Council's guidance in respect of construction worker accommodation. This guidance seeks to ensure that the influx of workers does not have an adverse impact on the local housing market and that, where possible, opportunities are sought to deliver lasting benefits to the Island's communities.	No change.
Good for local business as did the old Wylfa.	Comment noted. The draft Wylfa NNB SPG includes guidance designed to support the ability of	No change.

Comment	Response	Recommendation / Proposed Modification
	local businesses to benefit from the NNB (see, for example, GP4) and encourage the project promoter to deliver local supply chain opportunities (see GP1).	
Will create 1000 well paid jobs with spend in Local communities.	Comment noted. The draft Wylfa NNB SPG seeks to ensure that the local workforce is able to take advantage of the opportunities that may be generated through the NNB project (see in particular GP2).	No change.
Need jobs opportunities for local people.	Comment noted. The draft Wylfa NNB SPG seeks to ensure that the local workforce is able to take advantage of the opportunities that may be generated through the NNB project (see in particular GP2).	No change.
Quicker the better: re opening of the plant.	Comment noted.	No change.
Too many young people leaving the Island – no jobs at the moment Wylfa could change this.	Comment noted. The draft Wylfa NNB SPG seeks to ensure that the local workforce, including young people, is able to take advantage of the opportunities that may be generated through the NNB project (see in particular GP2).	No change.
@Wylfa site –Why CADW recognised this ? Could this be revamped rather than protected.	Unclear what this response is referring to exactly. However, the guidance contained in the draft Wylfa NNB SPG (see GP22) seeks to conserve and enhance cultural heritage assets and their settings.	No change.
Don't want work to be undertaken on / via National Trust headland.	Comment noted. This is a matter for consideration by the project promoter (although the principle of development at the proposed main NNB site has	No change.

Comment	Response	Recommendation / Proposed Modification
	already been established in national (UK) planning policy)). Notwithstanding, GP20 of the draft Wylfa NNB SPG seeks to conserve and enhance the Island's natural environment including coastline.	
What situation is re: getting stuff to area via sea – MOLF + Breakwater + sination needs to be understood further.	Comment noted. The proposed approach to the movement of materials to the main site is unknown at this stage. However, GP14 of the draft Wylfa NNB SPG sets out the County Council's expectations in respect of transport and broadly seeks to prioritise the use of rail and waterbourne transport modes. The County Council expects the project promoter to prepare a Transport Plan setting out in detail their proposed approach to the movement of materials to/from site.	No change.
Don't want Chlorine to be used in overflow water – impact on local env.	Comment noted. This is a specific matter related to the design/operation of the NNB and is therefore outside the scope of the Wylfa NNB SPG. Notwithstanding, the draft SPG seeks to conserve and enhance the natural environment including in respect of the water environment (see, for example, GP21).	No change.
Topic paper on Natural Environment very useful.	Comment noted.	No change.
Please can we have a simple / concise supporting info to make views better informed?	Comment noted. The County Council is of the opinion that the consultation on the draft Wylfa NNB SPG fulfilled the necessary statutory requirements, was comprehensive and appropriate.	No change.
Maximise all available bed space in private	Comment noted. In order to ensure that the influx of construction workers does not have an adverse	No change.

Comment	Response	Recommendation / Proposed Modification
accommodation across the Island.	impact on the local housing market, the County Council has adopted the Wylfa NNB Construction Workers Accommodation Position Statement. In accordance with this Position Statement, GP10 of the draft Wylfa NNB SPG calls for accommodation to be provided to consist of one third purpose built, one third private rented and on third within tourist accommodation.	
Local people need skills training and security clearance for jobs at nuclear site.	Comment noted. The draft Wylfa NNB SPG seeks to ensure that the local workforce is able to take advantage of the opportunities that may be generated through the NNB project. In this context, GP2 covers specifically local job creation and skills development.	No change.
Make skill cards flexible: ECITB & support for cost of accreditation L+ accessible	Comment noted. The use of skill cards is considered to be outside the scope of the Wylfa NNB SPG.	No change.
Important to make sure local people get new jobs – this would be good thing for Anglesey	Comment noted. The draft Wylfa NNB SPG seeks to ensure that the local workforce is able to take advantage of the opportunities that may be generated through the NNB project (see in particular GP2).	No change.
Excellent project / development that will have a huge impact on financial recovery across Anglesey & North Wales.	Comment noted. The draft Wylfa NNB SPG seeks to maximise economic opportunities arising from the NNB project for the Island and North Wales region.	No change.
Nuclear power is as safe as safe can be determined and Wylfa showed first class safety records.	Comment noted.	No change.

Comment	Response	Recommendation / Proposed Modification
<p>Opportunities / employment must be offered and training given now to ensure skills base to meet the need be it in the building construction field or after within Wylfa Newydd.</p>	<p>Comment noted. The draft Wylfa NNB SPG seeks to ensure that the local workforce is able to take advantage of the opportunities that may be generated through the NNB project. In this context, GP2 covers specifically local job creation and skills development.</p> <p>However, GP2 should explicitly require early dialogue between the project promoter and training providers.</p>	<p>Amend supporting text to GP2 to refer to the need for the timely implementation of training measures.</p>
<p>They must make sure there are jobs for local disabled people too.</p>	<p>Agreed.</p>	<p>Supporting text to GP2 to be amended to include reference to the need to ensure that disadvantaged groups are able to take advantage of employment opportunities generated by the NNB project.</p>
<p>No problem with the safety for the new development</p>	<p>Comment noted.</p>	<p>No change.</p>

Abbreviations

AONB	Area of Outstanding Natural Beauty
County Council	The Isle of Anglesey County Council
DCO	Development Consent Order
EIA	Environmental Impact Assessment
EIP	Energy Island Programme
GP	Guiding Principle
HRA	Habitats Regulations Assessment
IROPI	Imperative Reasons of Overriding Public Interest
JLDP	Joint Local Development Plan
LDO	Local Development Order
NPS	National Policy Statement
NRW	Natural Resources Wales
ONR	Office for Nuclear Regulation
PAC	Pre-Application Consultation

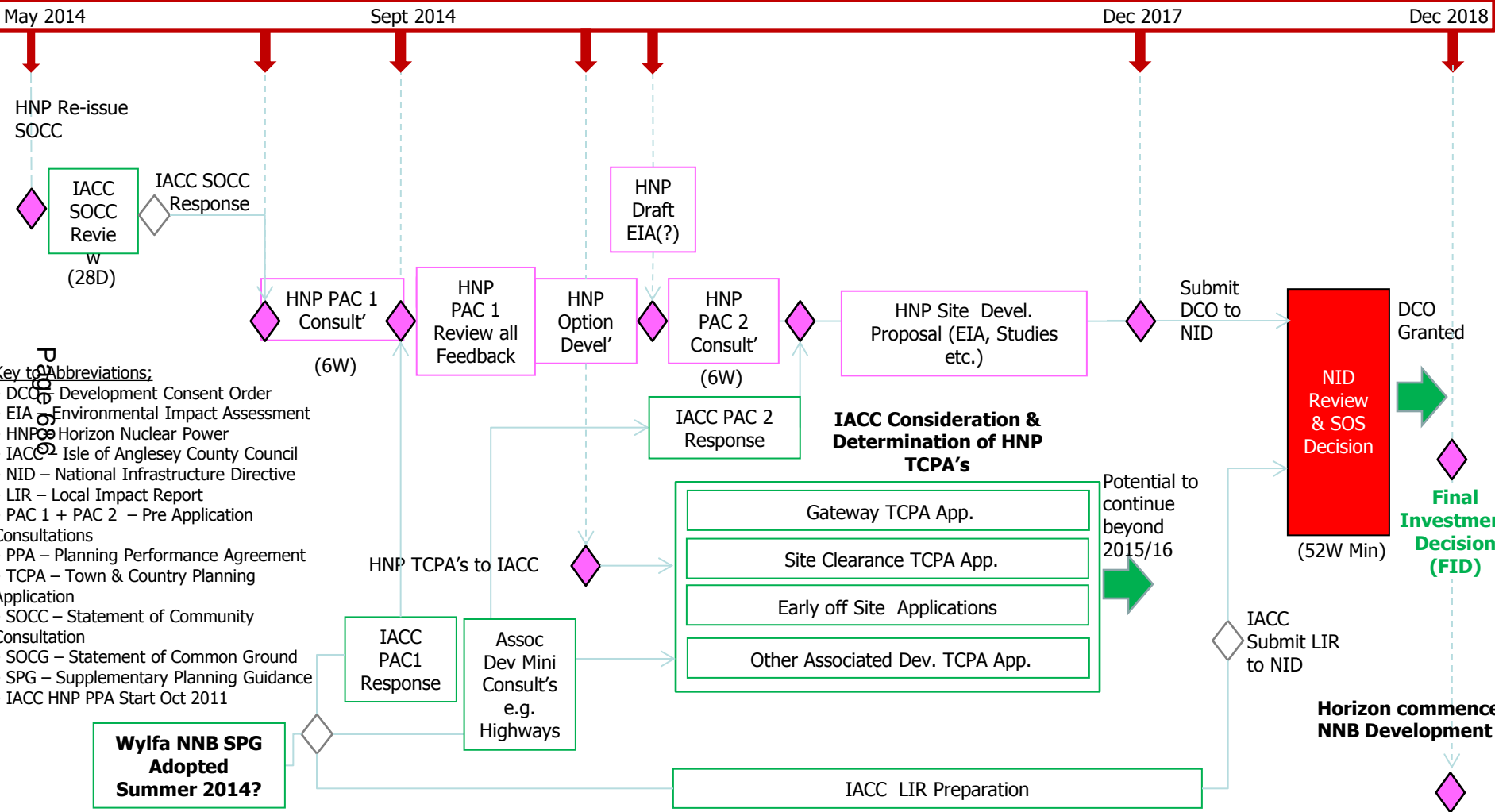
PPW	Planning Policy Wales
SOCG	Statement of Common Ground
SSSI	Site of Special Scientific Interest
STEM	Science, Technology, Engineering and Mathematics
UDP	Unitary Development Plan
Wylfa NNB SPG	New Nuclear Build at Wylfa: Supplementary Planning Guidance



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

Trosolwg o Geisiadau Cynllunio ar gyfer yr Orsaf Niwclear Newydd

New Nuclear Build (NNB) Planning Applications Overview



ISLE OF ANGLESEY COUNTY COUNCIL	
Report to:	Executive Committee
Date:	14th July, 2014
Subject:	Planning Performance Agreement (PPA) Charter
Portfolio Holder(s):	Councillor John Arwel Roberts
Head of Service:	Jim Woodcock
Report Author: Tel: E-mail:	E.Gwyndaf Jones, Chief Planning Officer 2403 egjpl@anglesey.gov.uk
Local Members:	Relevant to all Members

A –Recommendation/s and reason/s
<p>To support and formally adopt the Planning Performance Agreement (PPA) Charter and the draft Planning Performance Agreement (PPA).</p> <p>These documents will provide the basis to generate resources in order to enable Officers to deal, when appropriate, with planning applications for major developments as well as consultations on developments which will impact upon the Island.</p>

B – What other options did you consider and why did you reject them and/or opt for this option?
<p>In April, 2010 the Executive adopted a Charter setting out how the Authority would work with developers, the community and other key stakeholders to ensure that complex developments are carefully considered in a constructive, collaborative and open manner. Such an approach is considered to be the best way of developing planned schemes that will meet the vision and objectives of the Authority.</p> <p>A Planning Performance Agreement (PPA) is a framework document agreed between the Authority and an applicant for the management of complex development proposals within the planning or other statutory process. The mechanics of the Agreement is such that defined 'Work Packages' or 'Activity Orders' are agreed in advance between the Authority and applicant. As a precursor to the signing of a PPA the Authority may request an applicant to agree to a Memorandum of Understanding (MoU) in order to cover Officer costs when pre-application advice is given in advance of a PPA being signed.</p>

A PPA is also a collaborative project management process for dealing large scale developments and consultations. The Agreement embraces the planning process from pre-application advice through to the submission of a planning application for large scale developments on which a decision may be made by the Planning Inspectorate (PINS). There are no statutory provisions relating to PPAs. It is an informal process implemented only through voluntary agreement between the Authority and prospective Developers. The Agreement will set out timescales for handling the various tasks involved in consideration and refinement of the proposals and bringing the proposals to decision.

A PPA does not commit the Authority to act in any other way other than in accordance with its statutory powers and duties.

The use of PPAs has substantial benefits in that it enables the parties to focus resources on projects with the potential to generate significant benefits such as the delivery of major energy developments. A collaborative approach between the Authority and Developer, as opposed to a reactive response to proposals can help to improve the quality of schemes and combine efforts towards resolving issues.

To date the Authority has signed 3 PPAs with Horizon, National Grid and Centrica. These were signed on 25.10.11, 10.12.12 and 29.4.13 respectively.

Over the coming years the Authority expects submission of planning applications for developments for, and associated with major developments to increase at a time where cuts are made to Service budgets. In light of this it is vitally important that the Authority is able to effectively deal with applications at the pre-application stage in order to ensure that applications are 'fit for purpose'.

The Planning Service presently charge for pre-planning advice on certain applications. However, it is considered that in some instances where an application is complex or is large scale, significant, strategic, sensitive and above the thresholds of current pre-planning advice then such projects should be subject to a PPA. Notwithstanding Nationally Significant Infrastructure Projects (NSIPs) where the Authority expect developers to enter into a PPAs other developments will be assessed on a 'case by case' basis. It is not considered pertinent to adopt a 'threshold' trigger for these developments as some developments which may fall below an indicative threshold could involve as much, if not more, work for Officers than those above a specific threshold. However, if an Environmental Impact Assessment (EIA) is required as part of an application this would usually trigger the need for a PPA. EIA's are mandatory for some form of developments e.g. nuclear power stations, waste disposal installations, waste water treatment plants above in certain thresholds etc. These are defined as Schedule 1 developments under the Regulations, whilst Schedule 2 developments, comprising of quarries, wind turbines etc. are normally screened for EIA requirements or otherwise. A departmental protocol will be developed to decide as to when

a PPA would be appropriate. However, Members should be aware that PPAs are voluntary and that the Authority cannot mandate a developer to enter into such an Agreement.

Appendix 1 sets out the Authority's PPA Charter

Appendix 2 is a generic draft template of a PPA which the Authority expects Developers to sign up to if they agree to the voluntary Agreement

C – Why is this a decision for the Executive?

This is a matter which falls within the remit of the Executive. Given the expectation for new planned developments and consultations over the coming years it is important that the decision of the Executive made in April, 2010 to adopt the PPA Charter is updated and appropriately revised in order to reflect Officer experiences of dealing with pre-application discussions over the past 4 years and since the signing of PPAs with 3 of the major energy developers.

D – Is this decision consistent with policy approved by the full Council?

Yes

DD – Is this decision within the budget approved by the Council?

Yes. Income derived from PPAs is accounted for within the Planning Service budget

E – Who did you consult?		What did they say?
1	Chief Executive / Strategic Leadership Team (SLT) (mandatory)	
2	Finance / Section 151 (mandatory)	Concerns received regarding budgetary implications of entering into PPAs, income receipt against 'actuals' together with debt recovery issues
3	Legal / Monitoring Officer (mandatory)	<ul style="list-style-type: none"> The report states that indicative thresholds (above which a PPA is requested) will not be set. But the report then goes on to set an indicative threshold by stating that an application which requires an EIA will usually trigger the need for a PPA. Whilst I accept that you don't want to set indicative thresholds, some guidance of the sort of application that requires a PPA would be useful for those reading the report. An application that requires an EIA could be for a relatively small (or

		commonplace) development.
5	Human Resources (HR)	
6	Property	
7	Information Communication Technology (ICT)	
8	Scrutiny	
9	Local Members	
10	Any external bodies / other/s	

F – Risks and any mitigation (if relevant)		
1	Economic	The PPA Charter and draft Agreement has been prepared with support from Burges Salmon so as to ensure that the documents are lawful. The PPA will allow Officers to deal with developments in a robust manner and in order to maximise economic benefits for the Island
2	Anti-poverty	
3	Crime and Disorder	
4	Environmental	A PPA is a voluntary and recognised legitimate means of securing additional capacity and resources to facilitate the consenting process for major and complex infrastructure project. By entering into a PPA, the Council does not commit itself to act in any other way than in accordance with its statutory powers and duties. For example implications for the Council's statutory duties under the Countryside and Rights of Way (CROW) Act, 2000 and the National Resources and Rural Communities (NERC) Act, 2006 will be considered as projects are developed
5	Equalities	
6	Outcome Agreements	
7	Other	

FF - Appendices:
Appendix 1 – Isle of Anglesey County Council Planning Performance Agreement Charter Appendix 2 – Draft Planning Performance Agreement

G - Background papers (please contact the author of the Report for any further information):

Executive Committee Report 27.4.10 – Anglesey County Council Planning Performance Charter
Executive Committee Report 17.3.14 – Community Benefits Contribution Strategy:

<http://democracy.anglesey.gov.uk/documents/s500000684/Cyfraniadau%20Budd%20Cymunedol.pdf?LLL=0>

Fees for Pre-Planning Advice on Planning Applications

**ISLE OF ANGLESEY COUNTY COUNCIL PLANNING PERFORMANCE AGREEMENT
CHARTER**

As an Authority:

- "The Isle of Anglesey County Council is committed to encouraging new investment of the highest quality that contributes to the well-being of existing and future communities".
- The Isle of Anglesey County Council recognises that successful delivery of significant major developments requires commitment to partnership working, sound project management and effective communications with developers, the community and other agencies.
- The Isle of Anglesey County Council recognises that it is important to reduce delays and uncertainty for developers and local communities in bringing forward proposals for major sustainable developments.

In order for the Authority to aspire to these aims and deal with large planning applications or major infrastructure works it expects developers to sign up to a voluntary Planning Performance Agreement (PPA).

A PPA is a framework agreed between the Authority and an applicant for the management of complex development proposals within the planning or other statutory process. A PPA allows both the developer and the Authority to agree a project plan and programme which will include the appropriate financial resources necessary to determine the application to a firm timetable through Activity Orders or Work Packages. Such agreements are designed so as to embrace the planning process from pre-application advice through to the submission of an application and, where planning permission is granted, post submission matters such as reserved matters applications or discharge of planning conditions.

A PPA is a recognised and legitimate means of securing additional capacity and resources to facilitate the consenting process for major and complex infrastructure projects. By entering into a PPA, the County Council does not commit itself to act in any way other than in accordance with its statutory powers and duties.

The benefits of a PPA are that it will deliver clarity, speed and certainty. It will also provide the Authority with the necessary financial resources, which would not otherwise be at its disposal, to deal with major planning projects.

As an Authority we will:

- Arrange an Inception Meeting to agree a joint vision, discuss key issues and draft an initial project plan.
- Set up a Project Team to manage the pre-application process.
- Agree a detailed project plan setting out stages and milestones.
- Provide professional advice and guidance throughout the term period of the agreement in order to facilitate a valid planning application.
- Advise on and facilitate internal and external consultation including the statutory consultees.
- Advise on community engagement.
- Advise on likely s.106 requirements.

As an Authority we expect the developer to:

- Engage with the Project Team in an open, collaborative and creative manner.
- Employ staff/consultants with sound professional expertise in the appropriate areas of development.
- Fully commit to the process and recognise that adequate time needs to be allowed for preparation of essential information, community engagement and assessments of proposals.
- Resource the Authority so as to enable it to provide professional collaboration throughout the process.
- Submit a completed application with all the relevant supporting information as agreed, including the draft legal agreements when appropriate.
- Demonstrate a commitment to the long term delivery of the project.

Inclusion of a Project in the PPA process will be determined by its complexity and scale. Where a Project is large scale, significant, strategic, sensitive or complex, the Authority will expect a Developer to enter into a PPA. If an Environmental Impact Assessment (EIA) is required as part of the Application, this would usually indicate a PPA is suitable. The Authority will also be looking for developers to enter into PPAs in instances when it is required to respond to consultations e.g. on applications for consent by the Secretary of State for developments covered under Sections 36 and 37 of the Electricity Act, 1989. The Authority currently receives no statutory fees for dealing with these consultations.

By signing a PPA and working together the vision and objectives of the Authority will be achieved to the benefit of the people of Anglesey.

It should be noted that a PPA applies to the statutory planning process. It is separate and distinct from any arrangements made in relation to non-statutory community benefit. In this regard it should be noted that if the development is of a size which warrants a PPA, it is also likely to be of a type where the Authority would expect discussions to take place on non-statutory community benefits the development may offer. Developers are referred to Executive Committee Report dated 17th March, 2014 (Appendix B) entitled 'Community Benefit Contributions Strategy' which outlines the Authority's expectations.

The Authority has produced a template PPA which outlines the expected format, The precise content however is subject to agreement between the Authority and the Developer and will be determined by the complexity of each individual project.

A 'Schedule of Costs' to cover the time expended by Officers will be made available to the Developer. A PPA is a nationally recognised process which is based on actual work undertaken and not 'for profit'.

For further information and guidance regarding the PPA process, please contact the Planning Service on Isle of Anglesey County Council, Planning Department, Council Offices, Llangefni, Anglesey, LL77 7TW, tel no: 01248 752428 or by e-mail on planning@anglesey.gov.uk .

Isle of Anglesey County Council – June 2014.

Dated _____

2014

Planning Performance Agreement

Pursuant to the Town and Country Planning Act 1990,
Section 111 of the Local Government Act 1972,
and Section 93 of the Local Government Act 2003
in relation to application for *[insert description of development]*
on land at *[insert address]*

[_____] (1)

and

The Isle of Anglesey County Council (2)

THIS PLANNING PERFORMANCE AGREEMENT is made the day of 20[]

BETWEEN:-

- (1) [] of [*insert address*] (Company No. []) (the "**Developer**")
- (2) **ISLE OF ANGLESEY COUNTY COUNCIL** of Council Offices, Llangefni, Ynys Mon LL77 7TW (the "**Council**")

1 DEFINITIONS

1.1 In this Agreement unless the context otherwise requires the following words shall have the following meanings:-

"**Agreement**" means this Planning Performance Agreement;

"**Application**" means the application for Planning Permission to be made by the Developer in respect of the Project;

"**Contribution**" means the sum of [£XXXX] including any increase secured under clause 6 which is to be paid by the Developer in relation to the Application on completion of this Agreement

"**EIA Consultants**" means external advisors appointed to advise the Council in respect of the environmental impacts of the Project;]

"**EIA Regulations**" means the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended);]

"**Legal Consultants**" means external advisors appointed to advise the Council in respect of any legal issues which might arise in relation to the Project

"**Parties**" means the Council and the Developer and shall include their successors and assigns from time to time and "Party" shall be construed accordingly;

"**Planning Permission**" means any permission that may be granted for the Project under Part III of the Town and Country Planning Act 1990;

"**Project**" means the [*insert project details*];

"**Project Timescale**" means the programme for delivery of the Project as set out in Appendix 1

"**Vision**" means the vision set out in Clause 4.

2 PURPOSE OF THE AGREEMENT

- 2.1 The Project lies within the administrative area of the Council and as such, the Council is the local planning authority for the Application
- 2.2 The purpose of this Agreement is to provide a framework and additional resource to enable the Council to respond to and manage the anticipated demand for resources which will result from the Application/Consultation (due to the size and nature of the Application) and to provide a service which would not ordinarily be possible by way of the application fee.
- 2.3 The Council has powers under the Town and Country Planning Act 1990, Section 111 of the Local Government Act 1972 and Section 93 of the Local Government Act 2003 to charge (at cost including overheads) for activities and services where such activities are not otherwise covered by application fees or where such activities are of a discretionary nature.
- 2.4 Nothing in this Agreement shall predetermine or prejudice the proper consideration and determination of any consent or approval or override or fetter the statutory powers, duties or responsibilities of any Party.
- 2.5 This Agreement does not oblige the Developer to apply for any specific planning permission or other consent required for the Project.

3 BACKGROUND

- 3.1 [*Project name*] is a [*project description*] to be located at [].
- 3.2 [The Project will be accompanied by an environmental impact assessment pursuant to the EIA Regulations.]
- 3.3 The Parties wish to establish a framework for timely consultation, review and comment during the pre-application process for the Project.

4 VISION

- 4.1 The Parties agree that the Project to be considered under this Agreement should achieve the following:
- (a) contribute to [*description of any national need to which the project may contribute*] by ensuring the delivery of the Project;
 - (b) achieve appropriate high quality design with the minimisation of environmental impacts through management and mitigation;
 - (c) comply with operational safety and security requirements;

- (d) provide proper assessment and scrutiny of environmental, social and economic impacts supported by robust evidence.

4.2 In endorsing this Vision, it is acknowledged that the Council cannot act in any way other than in accordance with its statutory powers and duties.

5 THE TEAM

5.1 The principal contacts for each Party under this Agreement are as follows:

- (a) The Council

[insert name, title, dd telephone number and email address for the principal point of contact and then, where relevant, individual points of contact for specific issues such as ecology, landscape, hydrology, cultural heritage/archaeology, noise, transport]

- (b) The Developer

[insert name, title, dd telephone number and email address for the principal point of contact and then, where relevant, individual points of contact for specific issues such as ecology, landscape, hydrology, cultural heritage/archaeology, noise, transport]

6 THE CONTRIBUTION

6.1 The Parties agree that the Contribution shall only be used for the following purposes:

- (a) to fund one or more Council officers' time spent undertaking work in connection with the Project in compliance with the Council's obligations under this Agreement;
- (b) to fund any other additional Council staff resources directly related to the Council's obligations under this Agreement; and
- (c) [to pay EIA consultants appointed by the Council for the purposes of complying with its obligations under this Agreement.]

6.2 It is agreed between the Parties that the Contribution shall not be used to pay any Legal Consultants.

6.3 In the event that the Council consider it reasonably necessary to secure external legal advice in respect of any matter which arises or may arise as a result of the Application, the Council may make a written request to the Developer for such sum as is considered necessary for such legal advice and if it is considered by the Developer (acting reasonably) that such legal advice is required then the Developer shall pay to the Council the sum requested.

6.4 In the event that the Contribution is fully expended or it appears likely to the Council that it will be fully expended prior to the submission of the Application to the Council; the Council may make a written request for the Contribution to be increased.

6.5 A written request under Clause 6.4 must:

- (a) set out in the detail how the Contribution has been spent to date;
- (b) provide supporting evidence showing how it has been spent;
- (c) specify the amount by which the Council requests the Contribution to be increased; and
- (d) provide clear justification for that increase.

7 MUTUAL OBLIGATIONS

7.1 The Parties agree to:

- (a) a mutual commitment of resources to meet the Vision as set out at Clause 4 of this Agreement;
- (b) provide meaningful feedback in a timely manner to assist the application process;
- (c) mutual participation with any other relevant local authorities or other statutory or non-statutory consultees to enable progress to be monitored and considerations and potential issues common to the Project, including across administrative boundaries, to be identified, discussed and resolved wherever practicable;
- (d) generally act with all reasonable care and skill including responding to requests as soon as reasonably practicable in order to achieve the submission by the Developer of the Application for the Project according to the Project Timescale.

8 THE DEVELOPER'S OBLIGATIONS

8.1 The Developer agrees to:

- (a) pay the Contribution within 28 days of receipt of an invoice from the Council;
- (b) comply with the Mutual Obligations and to help facilitate the other Party's compliance with the Mutual Obligations;
- (c) respond substantively to all written communications and telephone calls with or from the Council within 5 working days of receipt and to respond to all other communications associated with this Agreement promptly and in any case

within 10 working days from receipt or in either case within such other time as may be agreed;

- (d) provide the Council with all substantive documents relating to meetings between the Parties not less than 5 working days prior to any such meeting or such time as may be agreed.

9 THE COUNCIL'S OBLIGATIONS

9.1 The Council agrees to:

- (a) comply with the Mutual Obligations and to help facilitate the other Party's compliance with the Mutual Obligations;
- (b) support communities to understand how and when they can engage in the Application process;
- (c) provide constructive input into pre-application discussions with the Developer;
- (d) procure external resources with due recognition of the need for probity and independence of advice and in compliance with the best value process, EU procurement directives and all relevant standing orders of the Council;
- (e) respond substantively to all written communications and telephone calls with or from the Developer within 5 working days of receipt and to respond to all other communications associated with this Agreement promptly and in any case within 10 working days from receipt or in either case within such other time as may be agreed;
- (f) notify the Developer no later than 10 working days prior to any Council, cabinet or committee meeting at which any report of matter relevant to the Project will be considered and to provide the Developer with the relevant minutes or action points arising within 10 working days; and
- (g) maintain clear records (including estimates and invoices, and logs of officer and other Council staff time) of the costs it incurs in compliance of its obligations under this Agreement.
- (h) **[Drafting note:** additional obligations to be considered]

10 PROJECT TIMESCALES

10.1 The Parties agree to use best endeavours to achieve the Project Timescale in Appendix 1 in respect of the Project [and to notify each other within 7 days of becoming aware of any requirement to alter the Project Timescale in respect of the Project or generally.]

11 DURATION AND TERMINATION

- 11.1 This Agreement is effective from the date of execution.
- 11.2 The Parties agree that this Agreement will initially cover the work required up to and including the submission of the Application to the Council.
- 11.3 The Agreement shall terminate upon the earlier of:
- (a) the date of submission of the Application to the Council; or
 - (b) any date on which the Parties agree in writing no further work is required to be carried out under the provisions of the Agreement; or
 - (c) the date specified in a notice served by the Developer on the Council terminating the Agreement which shall not be less than 10 working days after the date of the notice.

12 DISPUTES

- 12.1 In the event of any dispute or difference arising between the Parties concerning any matter arising out of this Agreement the Parties shall work together to endeavour to resolve the dispute or difference by mutual agreement. In the event the Parties are unable to resolve the dispute or difference within 20 working days of attempting to do so any Party to the dispute may refer it to an expert being an independent and fit person holding appropriate professional qualifications to be appointed (in the absence of agreement) by the President (or equivalent person) of the professional body chiefly relevant in Wales to such qualification.
- 12.2 Each Party should bear its own costs in relation to any dispute resolution.

13 CONTRACTS (RIGHTS OF THIRD PARTIES) ACT 1999

- 13.1 The Contracts (Rights of Third Parties) Act 1999 shall not apply and no person other than the Parties shall have any rights under or be able to enforce the provisions of this Agreement.

14 NOTICE

- 14.1 Any notice or notification under this Agreement shall be in writing and shall be served in accordance with the provisions of this Clause.
- 14.2 Any notice to terminate the Agreement shall be served on the following persons at the address set out below, or such other person as may be notified to the other Parties by the Party concerned:

Party	Person to whom notice should be sent
The Developer	<i>[to be completed]</i>
The Council	<i>[to be completed]</i>

- 14.3 Unless specifically agreed by the Developer or the Council a notice terminating this Agreement may not be sent by e-mail or other electronic form of communication.
- 14.4 Any notice terminating this Agreement sent by post shall not be deemed to have been served until it has been received by the Developer or the Council to whom it is addressed.

This agreement has been entered into on the date stated at the beginning of it.

Signed by:
.....

On behalf of the Developer

Signed by:
.....

On behalf of the Council

Appendix 1 – Project Timescale

Timescale	Stage of Process
[]	[Drafting note: process stages will be particular to a given application. It may be possible to identify particular stages common to all applications.]
[]	[]
[]	[]
[]	[]
[]	Submission of Application

DRAFT

DDIM I'W GYHOEDDI NOT FOR PUBLICATION

Waredu Hen Ysgol / Canolfan Cymuned Llansadwrn Disposal of Former Llansadwrn School / Community Centre

Paragraff(au) 14 Paragraph(s) 14	Atodlen 12A Deddf Llywodraeth Leol 1972 Schedule 12A Local Government Act 1972
Y PRAWF – THE TEST	
<p><i>Mae yna fudd y cyhoedd wrth ddatgelu oherwydd / There is a public interest in disclosure as:-</i></p> <p><i>Gall y cyhoedd fod â diddordeb i wybod sut mae'r Cyngor yn adolygu ac yn cael gwared o'i adeiladau dros ben / The public may be interested to know how the Council reviews and disposes of its surplus buildings</i></p>	<p><i>Y budd y cyhoedd with beidio datgelu yw / The public interest in not disclosing is:-</i></p> <p><i>Mae'r adroddiad yn cynnwys gwybodaeth ariannol sensitif am dendrau a phrisiau sy'n cael eu hystyried i fod yn gyfrinachol cyn bod contractau gael eu cyfnewid./ The report contains sensitive financial information about tenders and prices that are considered to be confidential before contracts are exchanged.</i></p>
<p>Mae'r budd i'r cyhoedd wrth gadw'r eithriad o bwys mwy na'r budd i'r cyhoedd wrth ddatgelu'r wybodaeth The public interest in maintaining the exemption outweighs the public interest in disclosing the information.</p>	

This page is intentionally left blank

Document is Restricted

This page is intentionally left blank