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## 1. The housing market

The site campus is proposed to mitigate significant effects upon the local housing market. Phasing must be flexible to meet demand or to respond to variations in the make-up of the workforce. Measures are required monitor effects upon Gwynedd and to implement mitigation.

Current rental prices are unaffordable to some. Increases will affect vulnerable residents. A displaced population could exacerbate social problems. The Council has had no specific discussion on the Housing Fund.

## 2. Transportation and road infrastructure

Vehicle movements must be managed and arrangements will be required when Menai Bridge is closed.

County highways currently suffer illegal parking. This situation may be exacerbated particularly at peak construction. HNP proposes one park and ride site. This would not reduce vehicle movements nor address illegal parking across Gwynedd.

Appropriate phasing of the site campus could address some effects upon the housing market and reduce traffic. The Phasing Plan (ref 8.24) provides for its completion by Year 5 when there will be approximately 5,000 workers. There may already be highway effects. The WAS (ref. 8.4) states that there will be a DCO requirement for campus delivery. There is no reference within DCO requirements (WN17-25). The WMS (ref. 8.5) provides a commitment to high levels of campus occupancy. How can this commitment be enforced?

Commitments are needed to monitor where workers are living and how they are travelling.

## 3. Welsh language and culture

Measures contained within the WLIA (Ref. 8.21) have been reduced and are now less clear and definitive. Horizon's amendments appear to disregard the views of stakeholders.

A commitment to monitor and implement measures in Gwynedd is required. A potential mid-way review could too late to address effects already be occurring.

## 4. Public services and social characteristics

The documents provides little information on how needs will be met. For example HIA (ref 8.19) states that care provision is a matter for detailed planning. Whilst the HIA refers to the provision of on-site health facilities there is an absence of a DCO requirement to secure delivery.

## 5. The labour market

The use of local employment targets are supported and all parties must work together to ensure that local labour is maximised.

Local labour market activities should be extended and escalated as soon as possible.

Discussions should be held with the NDA and the Snowdonia EZB to consider how the project could contribute to maintaining the nuclear workforce of the Meirionnydd area.

## 6. The supply chain

The Supply Chain Charter is welcome. The Council wishes to see additional activity to develop the regional supply chain. Targets for local and Welsh produce and services are required.

## 7. The wider economy

Whilst there will be positive effects, some local businesses and organisations may not benefit and there is the potential long-term effect on the tourism industry.

HNW is aware of potential effects upon tourism but there remains a lack of consideration of the indirect and secondary effects of the development on other elements of the wider economy of North West Wales.

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