

**Written submission Re: EDF's Accommodation Strategy –Revd Canon  
Christine Redgrave**

**I decided to look at the detail in EDF's submission, out of concern for younger town and village residents trying to find their first home. Also the knock on effect for tourism, thereby, putting current jobs at risk.**

EDF assert that the workforce will peak at 7900 + 600 to operate associated developments. These are broken down as follows:

- 2000 Home based workers within 90 minute ( HB )
- 600 to be recruited from local area
- 5900 to come from further away and will need temporary accommodation in 60-90 minute commute. (NHB)

The 5900 NHB group are proposed to be divided:

1. 3000 in total in the campus and caravan site
2. 800 expected to seek tourist accommodation
3. 1200 expected to seek tenancies in private rented accommodation (PRS.)
4. 880 are predicted to buy, including NHB operational staff who will make permanent move

The accommodation strategy draws on a number of sources for identification of available accommodation etc. This information is drawn together in a number of tables and they are very difficult to wade through and check that the figures are accurate without access to Council data both County and ESC, and the East Suffolk Tourism Strategy. I noticed in the tables they have left out a significant local ESC Ward that of Wrentham, Wangford and Westleton !

**What is more concerning is that the detailed figures are based on very dated information** and this is acknowledged. E.g. The 2011 national census, the Suffolk Coast Tourism Strategy 2013-2023 which uses 2012 figures, the 2014 Detailed Database of Registered Tourist Accommodation. All of these sources are 7-10 years out of date at least.

## General Notes

1. The Caravan Site (400) will be occupied first whilst the campus is built. There will be a cycle path to main site. They calculate occupancy will be 1.5 per caravan. I think it might be higher at the beginning.
2. As the proposed Campus is smaller than first planned the multi-use games pitches are to be constructed and located at the high school in Leiston, to be used by the school, the local community and the work force. The workforce will have to commute from the campus (and the Caravan site although this is not spelt out) to use these facilities causing more traffic movements and the opportunity to frequent local pubs.
3. Construction workers, living away from home have a nationally set allowance per night for accommodation of £40.76. This means that they will be looking at the cheaper end of the market in the Privately Rented Sector and Tourist accommodation. From commencement this factor will create pressure upon local young people and others looking for affordable housing. EDF are seeking to mitigate this situation by setting up a Housing Fund. In the early stages of construction less skilled workers will be required, it will be 5 years before shielding concrete is poured and increasing skilled electricians, technicians etc will be required.

## The Housing Fund

**Sum unknown** is to be used in the following ways:

- To support local housing market with the aim of increasing supply and to improve the efficiency of the existing supply i.e. to cut the numbers of unoccupied houses. If we assume local means within an hour's commute it is likely that this will be largely directed towards our towns such as Leiston.
- To help stalled planning schemes and as an incentive to get projects off the ground to provide more affordable or help to buy schemes and thereby free up low rental property. The danger as I see it, especially with HM. Government's current aim to shorten the planning process, is

that it may lead to rushed developments, in the wrong place and of ill thought out design. And given the shortage of building workers, and materials at present, will not lead to a quick solution to the perceived problem.

- To encourage ESC and others to investigate amendments to licensing restrictions on tourist accommodation such as caravan sites to allow year round occupancy.
- To give funding for pre-application advice to those who may wish to develop or expand their tourism business.
- To support the delivery and management of tourist accommodation.

### **Housing and Tourism**

EDF claim in the latest Sizewell C news that tourists will still come to Aldeburgh, Southwold and the heritage coast during construction but are giving a contradictory message in the application. On the one hand they claim they want to support the tourist economy so are setting up a fund (amount unknown again) to minimise the impact on tourism which is actually surely an admission that it will be effected.

The proposed housing strategy also conflicts with that claim, for the clear intention is to house workers in tourist accommodation. It is asserted that tourist accommodation is 63% full in January - rising to 85% between July and August, and 4-5 months of the year occupancy rates exceed 80%. (From observation I think this is variable according to geographical location) EDF make the strong suggestion that for owners if their accommodation is occupied all year by workers then it may be financially advantageous. Logically if accommodation is let all year to a construction worker/s then it will be unavailable for tourists which will have a wider negative impact upon the local economy eg pubs restaurants, shops, Snape Concert Hall, NT sites at Dunwich, Sutton Hoo, RSPB, Heritage Sites such as Framlingham Castle, Dunwich Museum, Leiston Longshop Museum etc

Conclusions.

There is going to be huge subtle pressure from EDF on councillors, council officials and developers with financial inducements applied to get housing schemes off the ground quickly and to change management policies for tourist accommodation in caravan parks, holiday complexes etc. When councils are strapped for cash any help they can get will be welcomed!

SZ C will result in further development in village and town which will be irreversible and lead in turn to greater population growth than originally projected. It will artificially increase rental values and could depress the housing market for a time. Private rentals and holiday accommodation will end up with shift workers in multiple occupancy, leading to extra disturbance, noise and parking problems in narrow streets and lanes. (Multiple occupancy of houses, by migrant workers in the food processing industry in Norfolk, contributed to the spread of Covid.)

At present the effect of Covid 19 is an unknown player, but could well add to the shortage of housing as there is a lot of interest in moving out of London at present.

### **Summary**

It is very clear that the workforce will place considerable strain on all accommodation at peak construction times- 7 years in- and especially at peak tourism times. SZC is seeking to argue that there is plenty of vacant bed space in the area from very dated facts and figures.