

TEXT_SizewellC_ISH4_Session2_09072021

Fri, 7/9 1:44PM • 1:31:26

00:06

Good afternoon, everyone.

00:09

open to hearing that is now 12 o'clock. Can I just check the case team that my camera is working? And you can hear me?

00:18

Yes, I can see and hear you and the recording and live stream is re commenced. Yes, both have started. Thank you,

00:26

Mr. Phil port?

00:32

me,

00:37

sir. So I've collected together a list of the points that we're going to address if I just identify them for your benefit and who will deal with them. And I will deal with

00:51

a number of points that have arisen.

00:56

In relation to the query about me the Galloway and the response to her representations. I'll deal with that. And also, so far as the question of accommodation more generally. And the Hinkley Point C experience and expanding local accommodation, I understand that we'll be picked up under a later agenda item. So I wasn't proposed with that. Now, I'll deal briefly with a point that Councillor fellows raised about the way in which mitigation is cured. And there was a question raised about local versus visitor spending. And that just for your reference, I can deal with that by reference to a written document in red 3044. That is responded to in table 26.3. And so because we have a written response to that we don't need to add to it now.

01:55

Mr. Lucas raised a point about the methodology that had been used to assess supply chain impacts. We're going to pick that up, but we'll pick that up through Mr. Hunt, under the East suffered counsel list

of points. So it's not that it's forgotten, and it's going to be picked up there. And then I'll also deal with a point based by Mr. burfield. So those are the matters I will deal with, I'm then going to ask Mr. Hunt to deal with local versus wider benefits point that has been raised by passing downs, and others. And I'm also going to then asked him to deal with the list of four points, four of the five points that were in the list from he suffered one of those points, so your recall was in relation to congestion, times and impact on economic activity. My understanding is that yesterday, Kirsty Macmillan agreed to set out in writing our position in relation to congestion times and she's not in the room with me, I'm anticipating that that would be a more effective way of dealing with that in writing, rather than trying to get hold on now. I think it will, I think, I think everyone's already recognised that the time is flying. Exactly. We aren't getting too far into the DMZ. So I would ask yourself and Mr. Harmon, but also the other interested parties just to be mindful of the time that we do need to get through quite a lot. And there obviously, is the opportunity to put details in writing for the next deadline. So

03:46

we're very conscious of that we'll keep things brief. But of course, we must make sure that we're not left in a position where something is said, and it's deemed that we haven't responded to it or due to accept today. So as far as the first point that was raised by Miss Galloway, about a document put in deadline to and the position is that in relation to that document, and indeed a number of other deadline, two responses. And we didn't provide a direct response to that document. In particular, at deadline three, the approach we took was to focus on other documents such as, for example, the local impact report, both written representations and so on, where we had dealt with points through responding to those documents. And we perceive that there was nothing new or separate, as it were, in other documents. We haven't then gone on to respond to absolutely every single representation made by others. So there isn't a specific response to it, on the basis that as I understand, it was looked at and the view was taken that it didn't raise anything we hadn't already responded to effectively. Another

05:00

actors, what we can do and will do is look at it again to double check that and we will confirm in writing a deadline five, whether that is correct and or if there is anything that having looked at it again, we think is new, not covered, we can pick that up. But that's the approach we've taken. So to proportionately respond, rather than deluging you with lots of material that is repeating itself, I think that's helpful, it might be helpful for the parish Council, if, in doing that, you're able to point out to them, the elements that you've responded to

05:38

elsewhere, indeed, so that, that that's, that's something we can do. And I can see that that will be helpful. Thank you.

05:45

So in terms of other matters, very briefly, counsellor furs expressed concern about the application of the reasonable endeavours approach to the delivery of benefits, that's a appreciate you will realise this, that is a term used very specifically in relation to the implementation plan, which governs the timing of delivery of certain associated development, as opposed to release of funds

06:19

that are relevant to these particular impacts. And then, the only other point that I need to just with very briefly, you heard from Mr. Berfield,

06:33

who made points in relation to the absence of the business voice, how it's not a matter for me to speak for those organisations that he referred to, but there is a general point. So as you'll appreciate, one of the features of the China country planning system is it's not unusual for those who are likely to receive most direct benefit from the development, not to turn up and have their voices heard at a public forum. So for example, if you're seeking to deliver affordable housing, you very rarely get the people who would live in that housing attorney up to support it. And it's not there for a point I say that assists the objectors, quite the converse, the local businesses, some of whom may not exist yet, who may set up businesses to profit and benefit from the opportunities provided, are unlikely to be taking the time to turn up this sort of thing, which is why they have representative voices that so those are the matters that I wanted to raise. I'll just ask Mr. Hunt, then to deal briefly with the other points.

07:41

Thank you, sir.

07:43

So if I just start with the the point about regional benefits, or the location of benefits, and I think the point that was made about the difference in size, between the Hinkley area and an Sizewell area. And just be absolutely clear, we're not comparing Norfolk and Suffolk, with the Hinkley region, we're comparing the East of England region with the MP region and they are broadly the same sort of size. So when we're saying the supply chain benefits and benchmarking against Hinkley, that is marking them against an area of broadly similar size in terms of businesses and jobs. The other point to make on that and the points about where those benefits

08:27

to whom those benefits accrue, if you like,

08:32

you know, there will be employers who are based in that wider area. So for instance, care is based in Essex, but will employ people from Suffolk so the location of the business doesn't necessarily mean that all of the benefits flow to that location, because during the construction industry,

08:48

employees will come from a very, very wide area. So even at the regional level, we would expect though some of those benefits would be captured within Suffolk.

08:58

And to take the points from the council. I mean, I think we're, in general, we're kind of close to agreement on lots of these issues on the on the kind of the lift and shift which a couple of people have raised. I think it's important to say that that the lift and shift doesn't change our assumptions about the

home based workforce, we've got 5900 non home based workers, some of whom will lift and shift from Hinkley. But that doesn't affect ours. decimals are the likely home based numbers, the number of home based workers is based on our understanding of the supply of labour in relevant skills and occupations, the likely demands of the project and the ability of the project to meet

09:40

those different skills needs. And some of those jobs are just inherently more than they work. They're just more likely to be filled by local people. So the site services, for instance, are very high local proportion, in part because they don't get a subsistence allowance. People wouldn't live away from home for those jobs because they're not

10:00

In the same way, so the lift and shift, you know, there can be a lift and shift of workforce, as well as the expertise and everything else that we've talked about. Without that undermining our our assessment assumptions in terms of the home based number. And of course, we have an incentive to do more, because home based workers aren't paid that subsistence allowance, which obviously increases the cost of employment. So it's not that we have a preference for moving people over from Hinkley that that isn't the case at all.

10:31

We were series of points around

10:35

churn disruptions to supply chain

10:39

displacement.

10:42

And the nature of our assessment.

10:45

I think

10:47

we

10:49

have followed the government guidance on this, which there is a pathway through which these things could happen, but we think they are unlikely to happen. And we're mindful of paragraph 512, seven of NPM, one on the kind of threshold for evidence rather than kind of assertions or kind of risks. So Mr. Lucas said businesses may give up other contracts, well, that's

11:14

possible. But we don't regard it as likely. And even if they did give up those contracts, other businesses would pick them up. So that economic activity would continue in the local area. So that doesn't mean that it's displacement. And our assessment is therefore, an overestimates. And as Mr. Munson said there will be multiplier benefits as well, which we haven't factored in. So we haven't tried to claim multiplier benefits, which would increase the scale of those, those benefits. So, again, we think

11:44

our assessment is reasonable, and is likely be conservative, because because we haven't counted on those, those kind of multiplier benefits.

11:56

And similarly, in terms of labour markets, if an employer loses an employee, they're unlikely to say, Oh, the job that person was doing isn't needed anymore, they will find a way of getting that job done, whether by recruiting someone else or by expanding other people's hours or by reallocation of roles. And on top of that, because of the skills interventions, and the jobs brokerage service that we will make open to those employers who do lose staff were assisting in that kind of job matching of individuals into those roles. So again, the the likelihood of that kind of displacements is not significant.

12:37

Legacy and kind of what what happens beyond the construction phase is something we are kind of very mindful of, you know, obviously, we will place contracts, those contracts will come to an end, we're not going to compensate businesses for when those contracts come to an end, they'll go into it, knowing that those contracts will come to an end. But we will do lots of things that will have positive long term legacy benefits, we will leave behind a much more skilled and more productive workforce who have been trained and accredited to nuclear standards, we will leave behind a supply chain, which has been accredited to nuclear standards, which is used to work into this to those sorts of levels and will therefore be more productive and able to

13:18

win other business opportunities in the nuclear supply chain and elsewhere. We'll have more accommodation will leave more adaptable businesses will have legacy from the various funds from the physical infrastructure, we put in place benefits for cycling and things like that. So there was a whole range of things that are mitigation will deliver kind of long term benefit and enhancements. So I think, you know, where, in terms of opposition with the council's we recognise and understand these issues, we've been discussing them. I think we have a ongoing discussions about the scale of the mitigation needed to deal with some of them.

13:58

And we're confident that we have proposals that can and we look forward to working with the council's to narrow those remaining gaps.

14:07

Thank you.

14:12

number of people who still have a hands up from prior to the break.

14:17

I don't want to cut you off but again, I am mindful of the time.

14:22

So

14:24

Jenny curtly, please.

14:30

Good morning. Thank you.

14:33

With all this talk about jobs in the area, a quick job search for the area already shows a number of a large number of vacancies in the vicinity in fact the whole area, the care sector support workers cleaners warehouse workers name but a few. The majority of establishments in the hospitality industry if not all in obrah, Southwold and other tourist spots are all looking for staff there.

15:00

is a huge shortage of staff in this area. I haven't even included the builders, electricians and plumbers who may decide to work on size We'll see. This will cause enormous difficulties and probable high costs for locals if there's not a plumber to be found. It happened before during the size will be built, and it will happen again. I've known laced in all my life I was brought up there, here. And growing up, it was a thriving little town. And however the applicant might want to spin it, you only have to drive through the town to see it as suffered from boom and bust and it will do so again. Bridgewater, seems to have been having to be bailed out by a government 25 million pound fund.

15:42

It's four times the size of leisten. And so I don't know what the legacy for laced and will be, but it certainly won't be much. Good. Thank you.

15:58

Thank you. MRS CORVETT from licencing Town Council.

16:02

Thank you, Mr. mod. I will be very brief. It's just a couple of comments really listening to the speakers before. And emphasising I am tasked to speak for laced and calm sighs well, and so those are the people that I'm representing

16:19

new startups, we all recognise there will be opportunity for new startups. But it's the sustainability of the non nuclear startups is a wonderful opportunity for pop almost sort of long term pop ups if you like. And it is human nature to spend when the going is good.

16:39

So our experience has been that people will find new businesses to open they will be entrepreneurs. But those entrepreneurs need steering in the right direction. They need to be able to think long term, especially the younger people quite often, you know, the money's good, and they will spend and that's what happened before and that's what we want to prevent. So that's that comment.

17:02

The other concern I have slightly is the constant referral to Hinkley Point C. As a one size fits all. I do agree you have to compare contrast and learn from Hinkley Point C. But Seidel says many other speakers have said will be a very, very different project is regard the area we live in and the demographic we live in. So that's just something else I just wanted to emphasise to to the planning Inspectorate team. Thank you, Mr. monde.

17:33

Mr. Bedford.

17:43

It's convenient to you I was proposing to invite two of our team to contribute so as to deal with both items bullet point one and bullet point two at this stage, if that's acceptable to make progress. And so could I do first by inviting the head of economic development? That's Mr. J. Rusafa to comment, particularly on the first bullet point items. And then secondly, when he's completed, Mr. Paul Warmington, who is the energy Skills Development Manager to pick up on the second bullet point items. Thank you.

18:30

Thank you. So

18:32

I don't want to repeat stuff that Mr. Wood has already said for me. So for council because a number of the points these raised with regards to local authority concerns are ones that we would share to the point I would just like to raise is around the supply chain strategy and the inadequacy of that something which the examiners themselves have acknowledged in, its q1, the questions that you put one of the questions was to the applicants, were you asked for more precise details on the strategy and the delivery and the monitoring mechanism for that strategy.

19:00

And we still have concerns about what's been provided to date to date. And I think those concerns have been recognised by the applicant in their response at d3 to those questions that you posed, where they recognised that we were seeking more clarity on the activities that the project would deliver or commission.

19:17

They have committed within d3 to create an update or supply chain work plan every six months, which is very welcome. But unfortunately, what it doesn't do is help us here and now as part of a decio process to understand what our supply chain will be what our supply chain strategy will be rather. So just wants to highlight that point, I think in terms of the strategy and the concerns that you and we have around that level of detail that we have to date.

19:43

So are you looking for a draft version now? It would be helpful. Okay.

19:51

Thank you

19:57

both for meeting Suffolk County Council.

20:00

So just to pick up on employment impacts during construction and operation, including churn, as you spoke was we've heard about here.

20:09

as set out within our local impact report at chapter 25. We do expect the project to provide positive catalytic opportunities for the region.

20:18

But through that, obviously, we also require mitigation of some of the negative impact as set out. We expect the applicant to clearly set minimum commitment levels and put into place strategies, plans and actions that maximise the potential of these opportunities.

20:34

So again, to go back to the local impact report, as we've set out paragraph 25.14, and within also relevant reps as well. We have a significant concern that labour market churn is still not being adequately assessed or recognised by the applicant as a risk that informs those commitment levels as previously spoke of.

20:57

We also believe that this labour market churn will be further exacerbated by the cumulative impact. Again, as we've set out in paragraph 25.15 of the local impact report, and uncovered in our question, in response to sc 1.0. At your first written questions,

21:16

we do note the recent work done by the applicant in response to those first read questions and this has provided further clarity on that cumulative assessment and we will continue to work with them on that.

21:26

But to close the required skills, education initiatives, skills enhancement packages, to maximise the positive catalytic impact, and to ensure that is set out within paragraph 25.16. of the local impact report. All home base numbers used within the EAS are to be met. These numbers must be viewed as a minimum requirement for the project as mitigation to all other themes is based on this worst case scenario of non home base. If the quoted numbers of home based workers isn't reached, then the mitigation cases developed and agreed upon would not be true, and therefore would require further mitigation.

22:05

Thank you.

22:08

And William Kendall, I think is the last hand up at the moment.

22:15

Thank you, sir. I'm William candle. I'm an entrepreneur and business creator. I'm a local farmer, and a tourism provider who has benefited from the sort of diversification funding described by Mr. munsen from the lab. I have been or am an advisor to many SMEs and much larger organisations locally and nationally. The reason I share it with the county and I'm a deputy left tenant with particular interest in enterprise and economic development.

22:41

Like Mr. burfield, I'm disappointed that a much greater effort hasn't been made to hear the views of local businesses. This is not a criticism of the inspectors. As Mr. Burghfield has suggested, economies built almost entirely on SMEs tend not to be very well represented in the wider world of policy. The Chamber of Commerce in Suffolk is a fine organisation, and I'm on one of its ambassadors. But as you've heard, it speaks for a tiny fraction of Suffolk businesses. And in this case, it may even be speaking for the applicant. Mr. kousaka Middleton parish council listed the active businesses in his parish, and I doubt it, if any, are members of a local umbrella employers organisation. In my own direct experience, and from nearly all conversations I've had with other local business operators, I hear numbers suggesting they anticipate net benefits from size will see only concern, uncertainty or real fear. And as for Mr. Hill, Mr. Phillpotts comments about the support for or complacency of local businesses, as evidenced by their non attendance at these hearings, I urge the inspectors to listen to Mr. burfield 40 years experience about businesses for the real reasons why they're not here. JOHN, one final thing, sir. I've seen statements from two very prominent independent business leaders, Dr. Andy wood, the CEO of adnams PLC, and James Hopkins, executive chairman of Hopkins homes, the biggest house builder in East of England. And if this was an open floor hearing, I would beg the examining and authorities indulgence to read them out or have them read out, but we will make sure they're submitted at deadline five, both felt strongly that the examining authority should hear from other major employers in the area. And the prospect of losing staff or contractors to the project is a major concern. And their view is that the applicant does not take this impact seriously enough, nor sufficiently

recognise the cost and likely difficulty of attempting to recruit replacements and training of such replacements. Thank you, sir. Thank you.

24:40

I can then come back to the applicant now and I notice gentleman from the Chamber of Commerce has just popped his hand up but you have already spoken and I am mindful to need to move on. So if you do have any further comment, can you please submit that

25:00

In writing to us for deadline five, Mr. Philip.

25:05

Thank you, sir. I guess try and deal with this briefly, I'm conscious, of course that we have responded in writing in detail to the local impact report, read 3044. So I don't propose to repeat those matters. The only thing I'm going to ask Mr. Hunt to respond to, and you've had contributions from two speakers on behalf of the County Council. And it seems to me that it's appropriate to invite Mr. Hahn just to provide any response he has to those two specific issues that were raised.

25:44

Thank you, sir. So I think it was one on the

25:48

supply chain

25:50

strategy.

25:54

And as you're aware, we have submitted significant additional information on that provide a significant additional detail through the deed of obligation, creation.

26:04

And the commitments to produce the action plans are set out there. And the value of those action plans comes from the input that we get from our immediate contractors and tier ones. And we'll be better able to

26:18

provide a level of detail once we have more engagement with them. So we are somewhat constrained in the extent to which we can do detailed action plans at this point in time. But we will continue to discuss that with the County Council. We're aware of

26:32

their concerns and we are talking to them and we will continue to do so.

26:38

In terms of the points raised by Mr. Warmington,

26:43

under the level of churn

26:46

hasn't been adequately assessed, and he himself referred to it as a risk. I think it's important we differentiate between risks and likely significant impacts. And we've set out in the,

26:58

the size of the labour force, the size of the unemployed labour force, which is consistently in the 10s of 1000s, across the region, and the measures that we're putting in place to expand that workforce and bring it into

27:11

the

27:13

into economic activity, if you like. And it's important that

27:19

in normal times across the country, be in every single month, about 650,000, people leave a job and about 650,000 people start a job. And it doesn't require intervention, it's what businesses do is what people do is for the benefit of those people, that then turning into some sort of hard economic impact of displacement is, you know, our hartville vacancy does not mean that there is necessarily economic displacement, we recognise that it will, it could create difficulties for businesses, which is why we're putting in place though, there's measures that we have. So, in particular, we're improving support for skills. And for that jobs matching elements, obviously, people can only flow in and out of

28:03

jobs, if they're aware of them, and if they're able to be matched with them, which is why our job services is an important part of that. So

28:11

we recognise the concerns of councils and indeed, Mr. candle and other speakers that there will be increased demand for labour, not a huge, huge at the regional level or indeed at the county level proportionately, but there will be an increasing demand. And therefore, we are taking steps to ensure that businesses have greater support to backfilling to back filling those vacancies. And in terms of

28:36

targets point that Mr. Warmington is, is made, as we've set out,

28:42

in particular in our response to the Li R and the very conservative nature of what we're doing. And there was a discussion with Mr. Rhodes on Tuesday about the nature of kind of hard and binding targets, because we need the flexibility to be able to recruit the people we need in order to deliver the project. So

29:00

the home base number, we are very confident we can hit and in fact, exceed, but we believe it would be inappropriate to fix that as some sort of minimum that we have to achieve. Because it's a point in time at the peak.

29:16

And, you know, there may well be that there is a reasonable need for us to maintain a degree of flexibility and not have those sorts of things. managed.

29:32

One question that follows on from that if if the council's right in its assessment in our set out in its local impact report.

29:42

The implications potentially go beyond the lack of availability of certain skills, but could have further knock on effects in terms of non home based workers and

29:54

your accommodation strategy and so on. Now, that may be something

30:00

thing you could assist me with with a response in writing perhaps.

30:05

But

30:07

if you can do that, I think that would be helpful, both for meet me and the counsellors to understand

30:14

that degree of confidence you have is coming through both from your assessment, but also to how your mitigation will roll through

30:26

today. So yes, we've just swapped over speakers in order to avoid the feedback. But I'm getting nods from this time that we can do that. And we will. So we picked up the point. Thank you.

30:42

Just looking through the various points of the agenda now, and I think that we have actually dealt with the concerns about lift and shift. And also we've obviously had those conversations about churn and displacement. So now like to turn to YUI skills, education initiatives, element of the agenda.

31:05

I have read the responses to these points from the applicant to deadline three. And the response to the giant local impact report. Can the council advise me on their current position, and how you consider this strategy could improve skill sets in the local community to reduce the risk of a drop off in employment post construction, back come to Suffolk first,

31:35

semi cupboard for Suffolk County Council. So I'll bring back Mr. Warmington to deal with this specific item. Obviously, you've seen what we've already set out.

31:51

Hello, sir. So as we've set out, going back to our local impact report, again, we've set out the positive impacts that could be had from all of the skills education and employment opportunity, and the catalytic opportunity this project can bring.

32:06

Again, as we've set out, we are in high level agreement with the applicant on many of the

32:16

packages and work that they're bringing forward and the measures that they're bringing forward within that education skills and employment strategy. So that's been agreed in principle with us,

32:27

we still don't remain fully able to support the packages, there is a number of pieces of detail around governance monitoring, which we'll pick up later on, and levels of commitment to agree, but obviously, we still continue to work with the applicant in a positive manner on that one.

32:43

But with the measures that are being brought forward, we do believe that we will be able to increase the employment talent pool to create a wider and deeper talent pool that will help support not only jobs onto the project itself, but will support the local economy and bring jobs into that piece as well.

33:05

That

33:07

is a mitigation effect for churn would be a very positive place for us to be.

33:15

Mr. Hunt spoke earlier as well about bringing in those from an unemployed market as well. And so we've been working very heavily with the applicant to understand how we can move those furthest from work closer to work and bringing those in, and how Obviously, these measures as well support social mobility. So those that are in work receiving better work, and therefore creating that that gap behind them as well to bring those that are currently in in unemployment into employment as well. We'll continue to work with the applicant, as we say over those those pieces where we're not fully agreed at the moment which is around that government governance, monitoring and level of commitment.

33:51

Thank you.

33:53

Come to the Suffolk Council, please.

33:58

Thank you, Sir Andrew at Suffolk cancel what Mr. Warmington has just told you represents this Council's position as well. So I have nothing to add. Okay, thank you. I can come back to the applicant and then

34:12

invite your response.

34:19

Thank you, sir. So far as I can tell from that, the position so far as matters that are outstanding, relate to issues First of all, that we are in ongoing discussions about and I wouldn't want to

34:36

unnecessarily introduce controversy if it might be resolved outside the examination. But But secondly, so far as matters of governance, and the drafting of the obligation in those in that respect is concerned. Obviously, we can deal with those if you'd like but I suspect that might be better suited either to matters in writing or alternative

35:00

Due to a dceo an obligation session with that, quite quite thoroughly Mr. Warmington is not set out what those issues are. And so I can't really respond to them further than that. But I suspect that that may not be the most helpful way to deal with it.

35:14

I think if you are able to do that in writing that would be very helpful. I'm just mindful at the moment. I can't see you, Mr. Philpott, Mr. Tate's image is frozen on my screen. I've tried to fire the back door ask what the situation is for everyone else. Perhaps the case team can advise me what everyone else's see. So I can't see Mr. Tate. And I can see that. He's here. But I don't see his image. I can see my own image. I can see yours. But I don't know whether everything's okay. For me. I can see Mr. Phil pop on screen.

35:55

I think you've now frozen, sir. So I think the difficulty may be your end.

36:03

On sound, the live stream is also working

36:06

appropriately.

36:10

I think

36:13

the morning

36:16

Mr. Humphrey, I can't hear you very well.

36:23

headset

36:25

headset off my microphone.

36:28

I think at this point, Mr. Moreland might have to rejoin the meeting. So Mr. Phil, please carry on.

36:35

So I'll do my best. I think we've reached the stage where we had agreed that in so far as it's not possible to resolve differences between ourselves in the council's governance arrangements, that we will deal with those in writing. And obviously, if it if in due course, the examining authority wishes to explore those matters. Further, there would be the opportunity to raise that as an item on the agenda and a further issues specific hearing dealing with the deed of obligation. And so I think that's where we had left it. So I didn't have anything else that we wanted to respond to, in terms of the comments that have been made by the Council on this particular matter. Thank you, Mr. Philpott. I'm glad to say Mr. Morgan seems to be back with us.

37:30

Yeah, I just lost Mr. Phillips response, but I'll have to come back and watch it on the recording. So. But hopefully, that will be the glitch of the day.

37:42

So you didn't miss anything crucial.

37:47

important, though it is everything I say. But I think on this occasion, it'll be fine if you watch it back later. Thank you. Right.

37:58

So if I can then come to the question, I have really on the workforce delivery strategies, which refer to in the applicants answers

38:12

to the points raised in response to the council's content, to remedy their concerns.

38:20

I just like to understand whether the council's now are are satisfied that those workforce development strategies are appropriately delivered, secured and managed

38:33

throughout the time of the project. So if I can ask Suffolk County first their view on that, please.

38:41

Thank you. So again, I think this is matter. I'll bring him Mr. Warmington to deal with where we are on the current position.

38:49

Thank you.

38:52

Thank you, sir. Support warm, it's in Suffolk County Council.

38:57

This goes back to what I was just talking around around, still reaching full agreement around governance, monitoring, because most important part of the workforce delivery strategies is when they are delivered.

39:12

They need to ensure that we have sufficient lead in time to ensure that we can then respond both with time to train for an individual also tired to respond with any uplift that is needed within any of our post 16 anything within that as well. And within that teaching part itself. So I'm sure we'll be covering this with the applicant, but we need to ensure that we've got that correct governance and that we've got the lead in time of a workforce delivery strategy correct.

39:45

We still need to understand when and how we will see an operational workforce delivery strategy and we will continue to work with the applicants on that piece. And then if I can just take a moment to go back to monitoring on this because I think monitoring is one of the very key points on

40:00

on all of this, and therefore, we do welcome the annual implementation plans within the education skills and employment strategy as well.

40:09

As Mr. Han pointed out earlier, you know, the assessments that have been taken have followed all guidelines and best practice.

40:19

And However, they do include so many variables, that they are only a point in time and add a best model. And therefore we do, really, we need to ensure that the monitoring that we've done is the best that is independently monitored, or we have an appropriate data sharing agreements put in place to enable access to that pertinent detail that will then allow us to respond through the annual implementation plans on a yearly basis to ensure that if there are any negative impacts of churn as we've described, and so that cumulative impact, and also allow us to plan alongside what we are talking about as legacy within

41:02

what is it that Suffolk needs out of its workforce, not just what does the applicant need to make sure that they've got their project going?

41:13

He's okay capsule. Have you on you please?

41:20

There, sir, on this, we we are following the lead of the county council, our content with their approach. Thank you. So if I come back to the applicant, then you can respond to me.

41:35

Thank you, sir. I'm going to ask Mr. Mike Humphrey, from quad to deal with the points of Mr. Warmington has raised. And this is, again, someone you've not heard from his attorney examination. But I'll introduce him now. So

41:55

to start with.

42:06

Good afternoon.

42:10

My name is Mike Humphrey. I'm an Associate Director at quad. Just to introduce myself briefly, I've been speaking on behalf of the applicant. I've been working on the project for the last seven years and on other nuclear nuber projects before that, so.

42:27

So am I having a bit of a lag with

42:34

these? How's that?

42:36

Yeah.

42:38

Thank you. So just to come back to Mr. Washington's points. Obviously, we've been working very closely with Mr. Warmington and his team to understand how to appropriately forward plan for our workforce delivery needs, and how best to link those to the wider workforce delivery needs of the region. So not just our project, but for them for the wider skills infrastructure required for the rat of other infrastructure projects coming forward in the area. So the approach to governance and implementation of our workforce delivery strategy is very much has that in mind. They are designed in order to be for planning, but also responsive, which is why when we implement them, we commit to review them every three years.

43:25

And in order to make the best of them and make sure that they are fit for purpose, we've got annual implementation plans, as Mr. Washington alluded to,

43:33

in terms of lead time, and delivery of those those plans. We are obviously well ahead of the commencement date at the moment. But understand that in terms of skills planning, that might not necessarily be a very long time to ensure that this pipeline in place

43:52

set out in the draft date of obligation, we are obviously working up the workforce delivery strategies for the first two phases of construction, which would be essentially the enabling phase for civils. And the site services phase. So we're scoping those workforce delivery strategies Now,

44:13

in order to get the best out of those delivery strategies and ensure that they provide the best information from from a project point of view. We need input from our contractors on that. So we're working closely with our civil works Alliance and the sizewell c consortium in the area. But I'm mindful that they aren't contracted to the project yet. And to have the best

44:37

availability of the input for skills, requirements and opportunities that form elements of those workforce delivery strategies, such as the apprenticeship strategy, which is embedded into it.

44:49

And the skills perspectives which is embedded into it. We need that contractor information in place. So in terms of that civils approach, that we're scoping up that that

45:00

Delivery strategy now we intend for it to be in place. On off on or shortly following commencement, we do have the benefit of learning from Hinkley Point C in order to to set that strategy up in the early in the early days. And in terms of the site services, we also have the experience of the delivery of various logistics and non construction activities, which have been very much local in nature. From Hinkley Point C.

45:31

What the deed of obligation also commits us to is following commencement to set a timetable for the future delivery, future development of those other workforce delivery strategies for the for the subsequent phases of the project. And that's primarily the mgh phase, the mechanical, electrical and heating phase and the operational phase. And the operational workforce delivery strategy will need to be in place in order to support the

46:02

start of that phase, which happens about six or seven years into construction.

46:07

So we anticipate that working together following the start of the project, we'll be able to set a robust timetable to deliver those strategies.

46:19

And we've committed to viewing those strategies to and having implementation plans for those strategies throughout the process.

46:28

That operational workforce delivery strategy also covers pre operational commissioning works, which again, is going to be relevant at that time,

46:39

which is around the same point as the the mechanical, electrical and heating phase setup as well. So we think we've got enough lead time and we've got the scale and flexibility and ability to work collaboratively with the stakeholders to set those those plans up in an amount of time. That gives them the right amount of leading.

46:59

In terms of Mr. Warmington second point on monitoring,

47:03

we understand how important it is to monitor the workforce, we have committed to a workforce monitoring survey, which will help us understand

47:16

the extent of home based and non home based workers and the skill level and occupations that they take up on the project. That's probably going to be concise contextual information for the delivery of the implementation plans, the annual worklist deliver implementation plans, which are produced or planned to be produced by the regional skills coordination function, which would be contributed to by the project is committed to through the date of obligation.

47:46

And that allows that function to set up bespoke monitoring KPI targets that are deliverable for each of those implementation plans. So we think helps to set a context for the wider

48:03

ability of the predictor, recruited locally. And then for those annual implement paced implementation plans to be able to focus on exactly how effective the measures are each year. And that's an important part of monitoring too, but also

48:17

set the right level of targets. So if it's appropriate to monitor apprenticeships in one year, if it's appropriate to monitor job starts in another year, in most cases, it's going to be appropriate to monitor them all in a longitudinal fashion. And that would be

48:33

set in place by the initial

48:36

and eliminate implemented implementation plan for Workforce delivery strategies.

48:43

Just you indicated, I think, you anticipated first

48:53

delivery strategies to be ready on commencement. that strikes me as possibly a little late. I'm just trying to understand how

49:05

you deal with the initial challenges

49:12

for the commencement, if you're able to give me a brief answer to that, or or take that away and respond in writing, I don't mind.

49:22

We can respond further in writing, if that helps. But I think

49:27

we're working within the art of the possible in terms of the ability to communicate the information that we get from contractors. As I said, we're we're scoping up those strategies that will be ready to hit the ground running on commencement. We will need final sign off of those by the appointed contractor. I think I said owner after commencement, so it would be shortly following commencement. I think that's the wording that we've currently got in the draft. The deed of obligation.

49:57

Okay, I hear what you say. Thank you.

50:04

Okay, if I can move on to

50:07

the section of the socio economic economic chapter, which identifies your four strategic priorities. I just had one question really, which is paragraph 9.6. Point 23.

50:23

You identify those four strategic priorities, and you include as one of those realistic decio commitments.

50:32

I wonder if it may be the language. But

50:38

are you saying that there is specific commitment within the drafting of development consent order? Or am I sort of slightly misinterpreting that?

50:49

If the applicant can clarify that for me.

50:59

So I think I'd like to just take that away and check what it's referring to in context, if I may.

51:08

Ask him this time for you to deal with that.

51:11

off the cuff as it were, I want to make sure that if it is intended to refer to something in the decio, that we're able to tell you what it's meant to refer to and so on. So we'll take that away and respond in writing, if we may, sir. Yeah, that's absolutely fine. Thank you.

51:26

So that takes me I think, to tourism impacts, which obviously the council sets out in their local impact report in Section 26. of that.

51:37

It's clearly a very significant service to the local community. And what what might happen to tourism prior to during and post construction in light of the key elements of the economy, it holds, and the number of livelihoods depend upon it.

51:56

Council say that they agree that the opportunities and mitigation measures need to be identified as soon as possible. But the council's economic assessment, Appendix two, aid recommends this course of action is a key mitigation.

52:14

Action.

52:16

I'm not sure whether it's better for yourself, Mr. Phil, but all the applicants to clarify that for me, because it's left a little bit up in the air for the way I read it as to whether that key mitigation is there, or whether it's identify that it should be there. Well, so I rather than speak on behalf of the council's which I'm loath to do given the two

52:41

legal representatives, I think it might be better if that point is clarified. And then if you'd like a response to it, we can do fine. So if I can ask Suffolk County first, please.

52:54

So if you don't mind, I was going to defer to Mr. Tate. So microbead for Suffolk County Council.

53:00

meeting on tourism. Okay, sorry. A Suffolk Council. Mr. Take, please.

53:08

Thank you. So would it be helpful if we deal with all tourism points in one goes, because

53:16

the scale of the tourism fund is is under discussion. And obviously that is a critical part of resolving this matter. I'm going to ask Mr. Wood, the council's head of economic development and regeneration, just to explain the position in relation to the tourism impacts the extent of them and the timing of those

53:44

impacts

53:46

as well as the principles of the fund the extent to which that's been agreed and its governance. So if I can ask Mr. Woods just to pick that up, and if I can just mention one thing to preface, Mr. Woods response. There are a number of activities under the DCA that can take place prior to commencement

54:11

including site clearance and that is of relevance to the consideration of tourism impacts prior to formal commencement under the DCA. So Mr. Wood please.

54:26

Good afternoon, sir. Yes, I mean, in terms of tourism, we

54:32

there has been a surveys undertaken looking at the likely impact of the negative impact of the development on tourism has been undertaken by the destination management organisation, but also by the applicant. And whilst there were two surveys that were independent of each other, in terms of the headline result, they came out with a very similar conclusion that there would be

54:56

a significant reduction in anticipated visits.

55:00

The numbers

55:02

in terms of the DMR survey, there was 17% for the applicant survey that was 16%. So very similar outcome on that. So we believe there is a consensus on on impact.

55:14

We're also a position where we're, in principle agreed on the the how how this impact can be mitigated through the primarily through a mitigation fund. And, as has mentioned, we're currently in negotiation on the scale of that fund.

55:33

We also strongly believe that any mitigation funds should become operational, prior to construction, on the basis that there's going to need to be a leading time ahead of construction. And also that the impacts will have already been another perceived impacts on the economy is very much a sort of perception issue, as well as a real issue in terms of how it would dissuade visitors from coming to to E. Suffolk. And it's also worthwhile mentioned in terms of the context that tourism is one of the key sectors

and a growing sector in the in the district. It accounts for 15% of our employment and not far off 700 million pounds per year in terms of economic value. So it's, like I say it's a it's a major significant sector.

56:21

In terms of the sort of content of the the mitigation and the mitigation from the areas.

56:28

To summarise, the sort of areas that we want to focus on. This is around areas around the sort of visitor experience, the infrastructure and asset investments or the the the product if you live in the area, destination marketing and promotion, how we support those tourism businesses.

56:47

Continued research and business survey so that we can adapt and flex as we go through the construction phase and the different types of phase that we go through. And those those impacts because they may well change throughout the course of the development. And then also elements of contingency where there may well be additional need or if there's project delay, for example. So we believe that the the mitigation is fair and provoked proportionate in terms of the the impacts. And as I said, this is based on both the applicant and the destination management organisation surveyors are coming out with very similar overall impacts in terms of the visitor numbers, post construction. And in terms of So as I've mentioned, we've been looking at the fun becoming operational prior to construction, and obviously, during but also post construction as well, because we believe that impacts would continue for a number of years postar in terms of, again, in terms of the perception of the area, and a major development taking place in the heart of our tourism area.

57:49

Thank you,

57:52

sir. And so Could I just mentioned that, in that context shedule 15, of Rep. 327, which is the draft deed of obligation at rep three now has been amended in that iteration to include a period of three years following the end of the construction period in relation to the payment of the tourism Fund,

58:17

and the relevant implementation plan. And we welcome that.

58:22

Thank you. But you still have the early years or prior to commencement element as an outstanding issue. That's correct. So yes.

58:35

to any other interested parties have any comments that have been they wish to make on the tourism impacts through the tourism fund?

58:45

Mr. Young?

58:51

Hello. Yeah, might be obviously listening intently all morning in a number a number of issues and topics have come up that I've wished to respond to, but maybe I'll try and cover some of those. Some of those now.

59:06

Just a really quick introduction to the DMA that I chair we are a marketing organisation, we represent 220 businesses. But we also engage with a further 180 businesses fairly regularly in the last 12 months our role has been one of supporter and share of information around the pandemic but we have a very close very close and tight relationship with a great many local businesses and feel we understand their their thoughts and concerns. What we have done to date and Paul were just referred to the survey the independent survey that was commissioned in 2019. It was at a conference in 2018, where we had a very strong sense that our memberships view of the prospective energy projects had shifted from one of

1:00:00

Considering that there may be some opportunity to one off of real concern, and it was that it was that that conference that produced the

1:00:10

the effort to commission Commission's independent survey, which you've just heard about.

1:00:16

And a lot of data came from that, and actually very, very new news is that we commissioned at the end of June and an update of that report, really just a sense check how whether or not the pandemic had had any impact on the way that tourists were.

1:00:33

were feeling about the energy projects and whether or not that affected demand for visits to the area. And Paul would rightly quoted a 17% net reduction when we surveyed in 2019. At that time, we were surveying 1700 respondents. This time, we surveyed 2000 respondents and the net reduction was minus 19. So a slightly worse result than than that that we'd had before. Another important point of of our survey findings were that not only did we speak to online, prospective tourists, but we also speak to a lot of businesses locally, including 100 113 local businesses were surveyed in 2019, and of those of those businesses, and 72% reported that they were either worried or very worried about the prospect of size We'll see.

1:01:30

So our strong Well, our knowledge and our intelligence is that local tourism businesses are very concerned about the project. And they're concerned about the impact that site will see may have on the way the area's perceived, obviously translating into downtown in visitor numbers. There is concern about the challenge of staff recruitment, which is currently extraordinarily difficult, which we had some

anecdotal evidence about earlier. But it is certainly the case that finding people to fill roles in retail hospitality and leisure is particularly difficult at the moment.

1:02:06

And then there's concern from both would be tourists and businesses about the impacts on our fragile road network.

1:02:15

So in terms of the tourism fund, and, you know, for for a number of years, it was rather a hypothetical concept appearing largely on banners or exhibitions. We were in discussion with with EDF energy, but any very recently, had those conversations started to take a bit more shape, we cannot accept the characterization that that we are, quote unquote, nearly there with those discussions. We are probably not negotiating the tourism fund. That's a separate castle, we have been consulted on it. But it's absolutely true that our to say that our members and the businesses that we represent, do not consider that a fund can make everything okay, if it's a fund that would be essential to have if the projects are to go ahead, then there is

1:03:11

damage to our product that needs to be repaired.

1:03:19

So

1:03:21

sort of like King, you know, that sums up most of most of our thoughts, but any, any one of us on the call, is there anything else that you'd like to add?

1:03:31

Just Just a point of clarification, the initial survey that we conducted in 2019, was to measure the cumulative impacts of the energy products, both scottishpower renewable wind farms, onshore infrastructure, and also sizewell C. And that was the survey that produced the minus 17%. figure, the survey that we've just conducted, has aimed to split those new projects out so that we can see more clearly, the visitor perception around sizewell C. And that's what's resulted in a slight rise in that negative percentage to minus 19%. And just to echo very much that

1:04:22

our membership, do not see sizewell C, as bringing opportunity to the area in terms of tourism, and in terms of supporting their businesses in that way. And, you know, it is worth noting, I think that it is the only independent survey of businesses that appears to have been done to actually really properly try to quantify their feelings if we had more resource given that we have 1.9 full time equivalents within the dmo and a voluntary board then I think it will

1:05:00

is something that we would be very much looking to replicate again to get an update on on that position of our businesses.

1:05:08

And if if there was an opportunity for any issue specific hearings squarely on tourism, then we'd move even despite the small resource, we would move heaven and earth to try to get some more, some more data from our membership.

1:05:24

Thank you. Can I just clarify with you? Has that latest survey been shared with the applicant? No,

1:05:33

no, it's it's very, very fresh. I mentioned to them a couple of days ago that we had done it, but it's it's very, it's very new news. Yeah.

1:05:44

Well, I think as you've referred to it, that's obviously needs to be submitted is written submission. And obviously, the applicant will need an opportunity to review how it's been done and the results that you're reporting to me today. But thank you for that.

1:06:05

Can I come to Mr. Richard Ayres, Next please.

1:06:15

Thank you, sir. Can you see in me, I can see and hear you Thank you. Super. I'm just gonna, I'm representing wallets partnership, we trade as much as far. And for the purposes of this hearing, that's who I'm representing. I should also say that I am a member of the farmers strikes in Stratford, St. Andrew parish Council, as well. So have other interests as well.

1:06:43

As mall it's fun, we are exactly the sort of small family owned tourism led business but earlier speakers referred to when expressing concerns about their lack of voice and the negative effects of the size. We'll see proposals on them. And sadly, we can confirm that we do feel I do indeed feel disadvantaged, underrepresented, underrepresented, and frequently unheard. It is clear from the applicants proposals that they will have a significant adverse impact on tourism, whether from the construction of the main development site, General traffic congestion in the area, or indirect effects on those things that bring our guests locality, an area of outstanding natural beauty. We ourselves will also be subject to a double whammy in as much as our land directly borders the proposed to village bypass, with all its noise and disruption during construction, and also once brought into operations partners in UAE swells. The planning Inspectorate team didn't do the courtesy to us courtesy of visiting directly during the asi eyes and we are grateful to for that. There's also hopefully illustrated the proximity of the proposed developments to as I said, What is the tourism lead business.

1:08:05

These factors taken together have raised the Spectre for us as a family business of possible business extinguishment, which is not a welcomed prospect, and appears to remain completely unaddressed by the applicant. So my most my submission to the examining authority would be to continue your pressure to ensure that the applicant steps up to the mark and explores the possibilities that they have to either mitigate the effects of the proposals that they're making, specifically in our case to village bypass, but also to step up a little bit their attempts to engage with us, which is something that up to this point has been fairly lacking. I should just at this point mentioned that the applicant has suggested a meeting with us in a few weeks time for which we're grateful. But what I don't want to do is I don't want to be after that meeting, I don't want to then be in the same position as I have been throughout the consultation process and throughout the examination process of raising concerns that then deflected or ignored or promises made that they're not fulfilled. Thank you.

1:09:17

Thank you

1:09:19

to Mrs. Nikki Corbett for nice and town council.

1:09:24

Thank you Mr. Moon

1:09:27

sighs well itself is a Hamlet in the heart do MB and has experienced a surge in visitor numbers in the past decades due to the size of the construction effect receding and the exemplary management the beach and the size of the state itself, which is enjoyed by so many people locally and visitors. Aesop castle can give you visited numbers from their carpark data, no doubt, and I imagine they are very high indeed.

1:09:56

weightless in leisten are dismayed to think the situation will no longer

1:10:00

be sustainable during the construction of sighs We'll see. We don't see how this can be avoided but oh the developer to ensure the agencies tasked with encouraging the tourism economy to thrive will be compensated sufficiently to limit the adverse effects on sizeable and leisten. And to encourage more visitors back once the construction is complete. We'd also like to thank Aesop Council and the dmo for the sterling work they are doing with the limited resources particularly the dmo half. And as as Mr. Gan was saying earlier, will encourage the developer to make sure the dmo are tasked to continue their Sterling work as we move forward. Thank you, Mr. mould.

1:10:44

Come to Josie patinate, please.

1:10:48

Yes, thank you. Thank you very much. I can keep this quite short, because I just want to support really what others have said. My name is Josie Bassinet. I am representing the Walberswick parish Council. Just to say that I think our local councils cannot understand how a tourism fund can mitigate this impact. How do you encourage people no matter how much promotion to come to a coastal Suffolk if the things that bring tourists to our natural peaceful rural setting no longer exist because of the size we will build the physical destruction of the site plus that urbanisation related to the ancillary sites. And the congestion, sorry of our already fragile transport network will turn away tourists. I agree with what the dmo statement said earlier about how there is a near universal feeling certainly in our local businesses, that this development would be highly negative if it does go forward. And I do think it would be excellent if the planning Inspectorate could handle it in terms of their time. The suggestion by the dmo that there'll be a separate hearing just on tourism. Thank you very much.

1:12:07

Mr. Paul Collins, please.

1:12:13

Yes, hello. Thank you, Mr. Moreland. I did say I would come back at this point of the tourism issue, just to add some further points on the whole business about tourist economy accommodation. And the idea that a tourist Fund, which encourages existing accommodation to increase the number of bed spaces within that area. I mean, what might happen in a different area like Bridgewater and around the Hinkley Point site compared, as Councillor fellows said, the area here is a very different demographic, it's a very different tourist demographic, the businesses that are being supported or businesses that are currently actually managing and providing accommodation in that in that demographic, are not the sort of tourist accommodation that will want to suddenly increase the number of bed spaces to two to four, or whatever it happens to be, or, as we have seen, you know, end up as effectively houses of multiple occupancy. I don't think this is the sort of demographic that is supported in this area. And I do question whether that it might sound is because it's happened to tinkly. I don't think it's going to come the same way here. And I do question their the the numbers that are predicting in this nature. So that was my only point. Thank you. Thank you, Mr. Collins. In fact, we've come to the no sorry.

1:13:47

Okay, now I can come to the applicant, please, to respond to those issues. Thank you.

1:13:56

Thank you, sir. I hope you can see and hear me.

1:14:00

I'm just going to deal briefly with a couple of points. And first of all, as you said, so far as the dmo's most recent survey is concerned, we haven't been provided with that and will respond in writing when we have and I'm going to ask two people to speak in response. I'm first going to ask Mr. Hunt, to deal with the suggestion made by Mr. Wood on behalf of the council, that there is a consensus on impact. That is not the case, as I expect you will discern from your reading of our responses, but it might help us to have a brief explanation of why that is the case. And I'm also going to ask him to deal with the likely success or otherwise of the tourism fund in heading off potential.

1:15:00

adverse impacts by reference to experience at Hinkley Point C. And then I'm going to ask Mr. Ball to come in, in relation to some other points which have been raised, including by Mr. So if I can go over to Mr. Hunt, first, please.

1:15:22

Thank you. So

1:15:27

let's catch up.

1:15:32

So on the

1:15:34

kind of survey points and the consensus on those kind of impacts in the field that said that that remains kind of the the outstanding issue

1:15:42

in the submitted statements common ground,

1:15:49

which is rap 2076.

1:15:53

Point, c 25. It's common ground between us, the quantifying the effect, especially at a local level, with any confidence is very, very difficult. And we've drawn your attention previously, in our response to the Li our section 26. And in particular, section 26.3.

1:16:17

deals with our concerns about the the misinterpretation of the surveys that have been done. And the differences between the survey that we undertook and the dmo has undertaken.

1:16:34

Two specific points, I guess, to really focus on that, firstly, the surveys asked whether people are more or less likely to visit or not, whether they will or won't, so someone might be less likely to visit but still continue to visit. So saying, No, you can net one off against the other, and therefore conclude that there will be a loss of visitors equivalent to the net number of people who are less likely to visit is just, it's just methodologically unsound.

1:17:00

And secondly, we are regrettably as human beings, notoriously bad predictors of our own behaviour,

1:17:10

and asking people how they're going to behave in response to some information that they've seen, you know, several years hence. And, you know, there are well known kind of methodological issues with that. And that's partly why Ipsos Mori, who undertook our survey did not attempt to quantify what the impact would be what we were interested in. And what we wanted to use the survey for was to understand the pathways by which an impact might happen. And what were the characteristics of people who were more or less likely to visit, and it was clear that those who were less likely to visit were those with lower levels of formation, lower levels of understanding. So it speaks to, as Mr. Woods said, the kind of sort of perceptions, issues, but it also gives us confidence that mitigation and funding which is targeted about

1:17:55

providing people with information, giving them knowledge about suffering is less likely to overcome those kinds of concerns. And so, you know, as Mr. Wood said, We are agreed that the funding and the nature of the fund is suitable mitigation. We can also look at what's happened at any point in saying there are differences and we understand that and the relative proximity of the AONB in Somerset is clearly less of an issue there. The scale of tourism market in Somerset is broadly.

1:18:29

So it's actually slightly bigger, slightly more important to understand than Suffolk. But we acknowledge that East Africa has a bigger tourism market. So we understand the importance of that. And we're no way downplaying the significance of tourism. But there is there are kind of lessons to be learned people go to Somerset, for tranquillity and peace and quiet and those sorts of things. And all of the evidence that's been collected by the socio economic Action Group down there, and the survey work indicates that the tourism sector as a whole is continuing to do very well. And as I think we you know, we've set out also in our response to the LIRR

1:19:06

in advance of the Hinkley Point C.

1:19:09

examination. There was a similar sort of survey on the daikon of,

1:19:15

of tourists to the area, and that attempts to quantify it and said that we are 47 million pounds in 2000 jobs would go and none of that has been kind of borne out

1:19:26

by the reality. So we're, we're reassured we're not drawing direct comparisons because we accept that the tourism markets do have differences in something like parities and that we are reassured that the difference between those kind of ex ante surveys or tourists, what will you do versus what's actually happening is

1:19:46

is not as adverse as the surveys themselves.

1:19:51

Predicted

1:19:55

with respect to

1:19:58

the impact on India

1:20:00

all businesses and

1:20:03

fund mitigation.

1:20:06

The aim is to keep people visiting.

1:20:09

And to do that through a combination of a set out in the draft deed of obligation. There's a range of interventions including capital projects, but also marketing and attractions and events that will draw continue to draw people to the area we're happy to draw on relatively widely, and to ensure that it can be as effective as possible. And, you know, the the, the nature of the fund and what it can be spent on is the product of all of those very fruitful discussions with

1:20:39

Mr. Yang, as well as the council. So

1:20:42

there is ongoing discussion about the scale of the fund. We've agreed

1:20:49

about the the post construction period. And I anticipate we will reach agreement on this relatively near future.

1:21:01

I'll now turn to Mr. Ball.

1:21:16

Good afternoon, Mr. mourned.

1:21:19

On behalf of the applicant, just a couple of things to provide a bit of detail on Firstly, with regards to Australia's comments, Mr. Mrs. As very kindly hosted this, as you'll be fully aware on the site visit and made some similar comments to those that he said today. And I did give the reassurance that we continue to have a dialogue with Mr. Ayres and what I'm sort of, I think what most of what Mr. Rose wants is some sort of action rather than just a sympathetic ear. And that's what we intend to do. We have a meeting arranged with Mr. Mrs. S, which I will be attending with key members of my team on the 21st of July. And we intend to understand these concerns that we discussed on the site visit in more detail and start to develop

1:22:10

what might be appropriate mitigation for the 285 bypass particularly, I know there have been discussions, a number of discussions on longer base basis about other potential opportunities for for Mike's farm in particular with regards to

1:22:28

assisting with the accommodation strategy for the workforce. And that's another thing that that we're very keen to continue that dialogue. So just to reassure, really, Mr. Ayres that I'm looking forward to that discussion on the 21st of July, and we can report back on on that accordingly. That the second thing, there's been a number of comments about how to attract visitors, I think Miss basnet said that very question. And there's been other concerns about

1:22:54

what are the opportunities for local businesses and the local economy.

1:23:00

Just spend one minute on this because I think it's quite important when when I first joined this project to start the consultation process, first thing I did was took my bike up to Suffolk cycled around for a couple of days. And it allowed me to understand the the road, the landscape, the amb the topography, and how it all worked. And apart from being blown away by the beauty of the county, it really made me understand how we needed to ensure that we provided a safe cycling routes and off road cycling route, as I mentioned in the transport calls from the size of the construction site to the north of the construction site. And I mentioned it today because it's one of our less contentious proposals. And I want to make sure that the representation on this call is fully aware of that infrastructure that will be going in at the start of the construction period. And the opportunities it presents. And also links into

1:23:54

the

1:23:56

once the size one link road is constructed to what the be at 1122 can become to be repurposed for a much more cycling friendly route with less traffic and to link into the quiet lanes initiative that is now underway. And we feel there's a huge opportunity to work with stakeholders to develop circular cycling routes that would benefit tourism that would link into local businesses in the local economy and also assist Mr. cusec in the points he makes about local connectivity for day to day use. And, you know, the

point I'm trying to make is if you if you go and try and bike buy a bike online now you'll find they're out of stocks, everybody's everybody's buying bikes, and whether it's children, parents, or even grand grandparents now because of the introduction of electric bikes, people want to take these on holiday there's huge opportunity for the area.

1:24:56

We don't in this country do this quite as effectively as perhaps in

1:25:00

France or other countries on the continent, but there is a definite opportunity to do something. And Suffolk has a very unique setting with the coastline. And particularly the topography, which is very suitable for a cycling offering and sighs we'll see is very keen to play their part in facilitating that it doesn't have to preclude it with providing the infrastructure to allow it to happen. And we're keen for it to develop. So if there are discussions about a cycle, the heritage coast tourism offering, we feel that's a very worthwhile discussion. And we're keen to be involved. So just wanted to make that very clear point to the to the hearing. Thank you.

1:25:49

Is that all the points that the applicant wishes to make at this stage?

1:25:55

So yes, that's all we need to say by way of response. Thank you, thank you

1:26:01

got a number of parties with raise their hands.

1:26:07

Mr. Baker's

1:26:15

My name is Grant Baker's, I'm a counsellor. Paris counsellor, for the saboten and nice bridge parish Council, I would like to support will give some additional information regarding

1:26:31

what Paul Collins gave to you

1:26:35

a few minutes ago, in respect of the need for extra bed space, and the resistance that's going to be there. on the basis that there is a requirement in law, if you let our house for long term tenancy, that if there are

1:26:58

with different names within the properties, there is a requirement that they will need to be registered as HMOs. There is going to be considerable resistance to that in respect of people who have holiday let's

because that's going to mean mean expensive costs in terms of fire issues, fire doors, and the licencing problems. And I just bring that as a point to sit alongside what Mr. Collins said presented in regards to the resistance to a level of accommodation that he believes will be

1:27:36

there.

1:27:40

Turned out to Mr. Christopher Wilson, and please.

1:27:48

Thank you, Mr. Moon. Christopher Wilson, on behalf of together against as we'll see, just wanted to pick up a couple of comments on what Mr. Hunter said a little while ago. And he said you can't predict human nature, which is why their surveys were

1:28:04

against a certain way. And but I'll also say that that kind of works against them as well, because I think people come in to suffer concern the devastation that the build will bring the congestion on the roads, see what's happening to the beach, the scenic beauties are disappearing in front of people's eyes, I think that will actually deter even more people from coming to Suffolk had also the lack of prediction of human nature will also apply to workers they seem to predict what their workers will do the benefits that will bring to the local economy

1:28:40

and

1:28:42

say I don't I don't think they can be so sure of their words there. And finally, I just wanted to pick up on notes made mentioned by others. The comparison to Hinckley I've been to include myself a few times. There's no way I'd go near the Hinkley site for a holiday people go to Somerset go for the chaos go for the context. People come to me suffer. They go to the area that size we'll see as they go to the Danny teeth, RSPB minsmere all bruh Southwell, they'll all be impacted by this development is not the same as in clay. Thank you. Thank you,

1:29:19

Mr. Young, and

1:29:22

is you've got a further point. We've obviously spoken on this matter already. I'm just conscious of the time.

1:29:30

Yes, me, too, to offer to respond to the Chris's mother methodology. And I'm not sure if I can ask you to do that in writing Mr. Young because we've got still got quite a bit to get through. And

1:29:47

I just need to make sure that I'm giving everyone the opportunity to respond. And

1:29:54

the applicants criticisms of your initial survey are already in writing, giving

1:30:00

You have the opportunity to respond to those. So hopefully that would be sufficient. Yeah, just just to say that our updated, updated report also uses a different type of method, which hopefully can provide some different points of view, but similar findings, but I'll put that up in that in writing. Thank you. Thank you. Come back to the applicant, please.

1:30:26

Thank you, sir. I don't think there's anything substantive we need to respond to arising from those comments, obviously, you would have seen the way that the deed of obligation deals with accommodation and housing and the things that it is intended to cover and support. I don't think I'm going to assist you by going over those in response to some of the issues raised even see that for yourself. So unless there's anything particularly want me to respond to so I'm happy to leave that there.

1:30:53

Brian, thank you. I think that probably a suitable time to take a break because it's now half past one. So if we can adjourn until quarter past two. And just again, a reminder for those who are watching on the live stream, when we do return, you will need to refresh your browser. So thank you, everyone for your participation so far.