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It's now 1155 and time to resume this issue specific hearing. I'd like to move on to agenda item number five, which is labor supply and housing. And before I move on to, uh, the questions on the agenda at the open floor, hearing one last week, we were advised that Crawley Borough Council has recently announced a housing emergency. And I appreciate this isn't on the agenda, but it is a very important issue.

00:00:37:24 - 00:01:02:24

And as such, I do want to briefly discuss this matter if possible. I'm going to ask the applicant first, and then I will turn to the joint local authorities and then we will resume the agenda items. So in the first instance, I'd like to turn to the applicant and get their understanding of the position and what, if any, implications this had has in respect of the proposed development.

00:01:07:09 - 00:01:12:12

Uh, Scotland is for the, uh, applicant. Ma'am, we haven't, um. Uh.

00:01:14:02 - 00:01:30:13

We haven't been made aware of the detail of this or any to the policy implications of this. I think it's something that has been raised and which you would like to have some more information about. We'll have to take that away and deal with that in a, in a submission to you, ma'am.

00:01:31:01 - 00:01:42:29

That is fine, I appreciate that. I have, um, kind of dropped this on everybody. Um, so that in this instance is fine. If I turn to Mr. Bedford, are you able to respond?

00:01:43:06 - 00:02:09:00

So I'm hoping I'm just looking over it to. Yes. I'm now able to, uh, bring somebody to the table who will hopefully be able to provide you with some assistance. Madam, can I just introduce Sally LePage, who is the strategic planning manager at Crawley Borough Council, and hopefully she might be able to shed a little bit of light on it. And if we need to follow up with written material, we will do so.

00:02:09:02 - 00:02:20:07

That's fine. And I anticipate that this will either, as you said, be in your deadline one submissions or local impact report. So just an overview and I do apologise for dropping it on.

00:02:20:09 - 00:02:27:08

You are. Yes. Sally LePage from the council. Um, I haven't got the documentation. Could me.

00:02:27:10 - 00:02:35:16

Sorry to interrupt. Could I just ask you to move either yourself a little bit further forward or the microphone a little bit both forwards. Sorry to interrupt. Yeah.

00:02:35:26 - 00:03:07:05

I hope that's clearer now. Sally Page for Crawley Borough Council. Yes. Sorry, I don't have the documentation with me now on this particular point, but, um, just to flag that we are, um, making, uh, representations and information is going to be included in our local impact report. It's obviously a new and rising issue for the borough in particular. And I have just been shared it actually, um, and it links back to what Mr. Bedford was talking about earlier regarding the particular concerns about the impact of temporary accommodation.

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Um, it's it's really the issue about Crawley having a significant and rising, um, temporary accommodation, homelessness concern. Obviously, we're not suggesting that any of the workers coming in, the non home based workers will be adding to that directly in terms of the council's responsibility to house them, but it is the issue that they will presumably be looking for short term rented accommodation and probably in the very local area, including Crawley, and therefore the impact on the cost of existing temporary short term accommodation demands going up.

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Therefore the prices will go up. The council is already having to house people outside of the area, and it's not just the odd night here and there for homeless accommodation, it is families now being housed for weeks and in some cases months out of the borough, and I think similar issues are being raised. Um, certainly in the discussions that we've had in for Horley and for, um, Horsham and Mid Sussex.

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Thank you.

00:04:14:15 - 00:04:44:18

Scott. For the applicant. Thank you ma'am. I think the best way for us to proceed is to wait and see what appears in Local Impact Report. It doesn't sound as if what's being spoken of involves a change to planning policy, or anything like that would be useful for us to see in the local Impact report exactly what the nature of the concern is and whether there's any policy implications for as far as Crawley is concerned. But we can we can respond to that in due course and obviously discuss this as part of the wider discussions with the joint local authorities in any event.

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Thank you. You'll probably be relieved to know that I'm going to go back to the agenda now. Um, directed at the applicant, um, I would like to ask you to comment on some specific concerns raised by several local authorities. Um.

00:05:02:29 - 00:05:39:05

Again, I'm going to read a list. These include, but are not limited to overly optimistic projections on housing, ongoing issues concerning labor supply, housing, including affordable housing and temporary accommodation. Local authorities located close to the project, um, with particular regard to

Reigate and Banstead Borough Council, an existing labour shortage has identified. This is assessment indicate the assessment indicates that there could be approximately 800 new jobs associated with the project in Reigate and Banstead, but housing affordability is stated as not to appear to have been considered.

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Um, and in terms of cumulative considerations, it's, uh, it's been stated that there is no evidence for the applicant's conclusion that there will be no labor supply issues or impacts on housing demand. So if I could ask you to respond to those, and if you need me to repeat any of them, I'm quite happy to do so.

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Scotland is for the applicant. Um, to set the context for those specific questions. I'm wondering if I could ask Mr. Hunt, just explain an overview to set the scene, because it will help understand the more detailed responses. And then I'll pass, um, along to Mr. Heinz to deal with these specific points for me.

00:06:24:21 - 00:06:58:19

Thank you. Andy Hunt for the applicant. Um, I mean, it's partly the first back to your question about the kind of housing emergency. We're not estimating any housing market impacts. Um, and we understand that this is new information will, you know, see when that comes forward. Um, we've done our assessments on a very conservative basis and taken worst case scenarios. So in the case of, uh, temporary construction workers, for instance, as I said before the break, the average non home based proportion in the South East and nationally is 5% and 7%.

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We've assessed 20%. We've then compared that those numbers and the distribution of those workers to PRS availability. Large numbers of those workers won't take the PRS. They won't be on the project long enough, uh, to take a six month contract. So they will make use of bed and breakfasts, caravans, things like that. So there's a there's a significant proportion of those workers, uh, who won't, um, be seeking accommodation. Um, but we've assessed the kind of the full number and the 20% or we've compared the full number. So it is a very conservative assessment.

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Um. Uh, more generally, I think the, the housing, the population study was really done out of an abundance of caution and in response to local authority concerns around some of these issues. Um, you know, it's our view that, um, the workforce needs of the project could be met today, but also in the future, too. And whilst the benefits of the project are significant, we have just over 3000 direct jobs, not all of which will be employees.

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There'll be other people kind of on the airport. We've then got the indirect and induced. So those in the supply chain 2700, 3400 from in the wider economy, from spending of employed workers, and then another 6500 that rely on the airport. So professional services firms. So those are spread over all the workers for those some of those jobs are spread over a wide area, and some of the workers are spread

over a wide area. So they're not concentrated, um, in one place, with the exception of those direct onsite ones.

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Obviously. Um, so these are significant. Um, but it needs to be seen in the context of a very large and flexible labour market. Um. The year chapter. Um, so app 197, table 2.1.4. Um, there's 1.1 million economically active people in the labour market area, which is the area from which the airport currently attracts most of its workers.

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So those 3000 jobs, the vast majority of the workers for them will come from that 1 million strong workforce. There's 110,000 economically active people in the local study area. Um, table 17 .9. ten of the chapter at zero 42 shows that there are over 5500 unemployed people in the local study area and 100,000 unemployed people in that wider labour market area, from which Gatwick currently, uh, sees most of its workforce coming to pick up one of the points raised by Mr.

00:09:42:06 - 00:09:54:15

Bedford earlier economic activity rates may well fluctuate, but they'd have to change an enormous amount for that 100,000, uh, of unused labour to be in any way a constraint. Um.

00:09:56:17 - 00:10:26:29

Alongside that long term experience shows that when the number of jobs goes up, the number of economically active people goes up. Partly. More choice. You can meet more poor people's working aspirations, more pay. So people are drawn back into the labour market when there are is a bigger range of jobs and better pay available. So, um, the kind of baseline position on this is very clear. This is a very large labour market. It's flexible. It's government policy to have flexible labour markets.

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People enter and leave the labour market on a regular basis. The inflows and offloads from claimant count and also from inactivity into activity happen a lot. Um, so this isn't a kind of static number of people and a static number of workers that isn't responsive to, uh, to jobs when they come forward. We just got briefly the ESB this morning. Obviously, that is a mechanism by which we can support people who are not currently working into employment. Um, and, uh, we can do that to backfill jobs when people get promoted internally and, and also to recruit people into, uh, newly created jobs.

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So we have a mechanism of ensuring that, uh, economically inactive and unemployed people, um, can, uh, progress into work and for upskilling people, again, picking up the point we made earlier. So, um, you know, we are satisfied that the existing labour market conditions, there is a significant amount of labour available. We have measures in place to make sure that we can access that. Um, we nevertheless, in response to the local authorities, have taken a longer term view to look at how labour markets and jobs are expected to grow, um, and how housing is expected to grow.

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Um, I'll leave Miss Haynes to say a bit more about that, but that was done very much in the context of responding to the local authorities, because given the scale of the labour market and the labour market

flexibility, we don't think that this is a project of sufficient scale to drive, uh, that kind of, um, housing market requirement. Um, the basis on which, uh, Miss Haynes has done her assessment is itself also very conservative. So there isn't an assumption there that economic activity will increase or that commuting patterns will change in response to more jobs being created in any particular areas.

00:12:15:04 - 00:12:31:04

So, um, the conclusions of that work have been done on, on the most conservative basis possible and was done, as I say, in response to, uh, local authority requests. And hence there's a huge amount of detail in there. But I'll ask me to say a little more about that.

00:12:33:01 - 00:13:11:02

Uh. Thank you. Um, just for the benefit of these, I'm the authority. I'm Bethan Haynes. I'm an associate director at Litchfield. Um, and I'm the primary author of the, um, Assessment of Population and Housing Effects, which is appendix 17 .9.3 of the, um, of the ES, and that's application document reference app 201. Um, building on what Mr.. Um, Mr. Hunt has been saying about, um, conservative assumptions and the scope of the assessment of population and housing effects. Um, the applicant has undertaken a very thorough and detailed assessment and a robust assessment of the, um, potential population and housing effects of the project.

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Um, and this report concludes that, um, during the operational phase of the project, there are not likely to be any significant associated population or housing effects. And the scope and detail of this assessment was very much shaped. Um, in response to the comments and the concerns that were received during the consultation process through the topic working groups and the comments received by um from the local authorities. Um, and the reason that this conclusion can be reached is because we have compared the amount of labour supply that would likely be, um, supported based on the amount of housing um, which is currently being planned for by the local authorities.

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Um, and I'm just turning to your point about housing trajectories and the projected housing that's been used. Um, we have, um, consistently applied the, uh, current housing trajectories that have been published by the local authorities themselves. Um, this has been presented to the local authorities during the topic working groups, and at no point have any alternative, uh, housing trajectories been put forward to us. Um, and details of those trajectories can be found in the annexes to the assessment of population housing effects. Um, so we've used those housing trajectories to assess the amount of labour supply that might reasonably be expected to, um, exist in the study area in the future.

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And then what we've done is compare that to the amount of labour supply that might be needed in order to support the operational jobs associated with the project. Um, and when we compare these two scenarios, um, we find that by 2047, which is the last assessment year, um, in the report, the amount of housing currently being planned for would be expected to generate a labour surplus of 95,000 workers within the study area, of which 30,000 are within the North West Sussex female alone. And that can be seen in table SR two of app 201.

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Um, and again, as Mr. Hunter's alluded to, this is very much a worst case scenario from housing demand perspective. Um, and as my colleague Mr. Jones alluded to earlier, the inputs input into this assessment would need to change very significantly for that, um, for that balance to tip in favour against the proposal. Um, and just for context, this labour surplus of 95,000 is around, uh, is over ten times the total number of operational jobs associated with the project in this particular study area, which is around 9000 in, um, in 2047.

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Um, turning quickly to, um, affordable housing, which was a point that's been raised on the, um, on the agenda. Um, the applicant is also undertaken an assessment of the potential tenure requirements associated with the project. This is an element of the population and housing assessment that was added to the report, specifically in response to comments raised by the local authorities who requested that the applicant look at affordable housing needs. So in doing this, um, we used the socio economic classification of the operational jobs associated with the project.

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Um, that information was provided by Auxerre. Um, we then estimated the tenure requirements based on the occupancy patterns of those different types of jobs. Um, and that gave us an estimate of the affordable housing requirements associated with the project. We then, um, looked at the six authorities in the areas directly adjacent to Gatwick, as these were the local authorities, which, um, particularly raised issues and concerns about affordable housing. Um, and for these six authorities, we reviewed, um, recent delivery of affordable housing.

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We reviewed the latest evidence on affordable housing produced by the councils. We reviewed local policies for affordable housing, and we also reviewed pipeline supply. And again, those were specific elements that were requested by the councils. And when we looked at those four elements for the six authorities in question, we concluded that the potential uh, tenure demands associated with the project in respect of affordable housing, um, were unlikely to have an impact on affordable housing demands beyond what is already being planned for or is emerging, and is acknowledged by local authorities themselves.

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Um, and then the final point I'll just turn to is one of, um, temporary housing, which I know has been raised by, uh, Mr. Bedford and also Mr. Hunt. So, again, the assessment of population and housing effects contains, um, a specific assessment of the potential effects associated with the construction phase. Um, again, this was a specific part of the assessment that was added to the Population and Housing report following consultation with the local authorities. Um, they specifically raised during topic working groups that they wanted to see this, um, within the housing assessment and therefore it was added, um.

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This assessment is based on the number of non home based workers at the project peak, which, as Mr. Hunt has mentioned, um, is a kind of worst case scenario in terms of the amount of non home based workers that are expected to occur. Um, and at its peak, the project is anticipated to require around 250 non home based workers in total. Um, and taking into account all the potential sources of housing

supply to accommodate these workers, um, the assessment shows that there's unlikely to be any significant housing, uh effects in respect of temporary workers.

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And if I might just, um,

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stay on that point briefly.

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Um, a comment was raised by, um, Mr. Bedford regarding the scale of the private rented sector and the ability of the private rented sector to meet those needs, um, specifically citing the availability within Crawley. Um, it's important to highlight that Crawley itself is not a housing market area. Um, it forms a well established, a long established housing market area with Mid Sussex and Horsham, which is why throughout section six of the Population and Housing um report, which assesses housing needs during construction.

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Um, whilst we have presented the uh the authority separately, as was requested through the topic working groups, we do actually look at the North West Sussex housing market area. Um, within each of the metrics, because they need to be considered as a whole. Um, so table 6.1.1 of the um Population and Housing report again, which is app 201, um, shows that in Crawley, the number of non home based workers under a worst case scenario at the peak of the project is 115. And Mr.

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Bedford referred to um table 6.2.2, which showed that there was 119 estimated vacant private rental properties in Crawley. Um, it's important to also note that um, as is shown in the next table of that report, that 119 is simply the total number of properties, and that actually there are nearly 300 bed spaces in those, um, those vacant properties. And in fact, if you look across the North West Sussex housing market area as a whole, the estimated number of vacant bed spaces in private rented properties is nearly 1200.

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Um, later on in that section, we also look at alternative forms of accommodation. So, um, vacant, uh, sorry, spare rooms in owner occupied homes. So potential for lodgings, for example. And then we also discussed the potential sources in terms of hotels, B&Bs and other temporary accommodation. Um, so it's important to assess the proportionality of, um, continuously seeking to update data in terms of the number of private rental properties in Crawley, when we're talking about a few hundred construction workers at the absolute worst case scenario in the context of a housing market of several thousand bed spaces or units that could accommodate them.

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And that's all I'll say on the matter for now. Thank you.

00:20:42:11 - 00:20:53:10

Uh, Scotland, if the applicant, um, inspector, raised a point about Reigate and Banstead. Does that fall into the broader point about the the wider approach to housing market areas, or do they want to separate Reigate and Banstead?

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Uh, yes. Um, better names for the applicant. Um, a point was made by, um, Reigate and Banstead, I believe, in the, uh, pads regarding affordability. Um, this the comment about affordability has particularly been raised before, and the applicant considers that by assessing the affordable housing requirements of the project, which are found within section seven of the Population and Housing Report, um sufficiently addresses the issue of affordable housing for the purposes of this of this application.

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Thank you. Mr. Bedford, would you like to comment?

00:21:30:12 - 00:22:15:07

Thank you, Madam Michael Bedford, for the joint local authorities. It would be helpful if we could just start if I could have clarification. Um, from the sayings of one point that she didn't, um, comment on from earlier when she was dealing with the concerns that the local authorities have raised, which is, was the, uh or are the local authorities correct in their understanding of section six, uh, of the housing paper, that the analysis it presents of the private rented sector is based on Litchfield work looking at census 2011.

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Are we correct in that or are we wrong?

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Is it possible to provide an answer?

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The last applicant allows me to deal with that. Thank you. Thank you.

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Uh, Bethan Haynes for the applicant. Um, yes, it is based on 2011 census data. Um, the information, the specific census information that we needed to undertake. This analysis was not available at the time it was written. Um, however, I refer back to Mr. Jones's earlier point about proportionality and considering whether updated data is likely to, um, materially affect the conclusions of this section of the report. Um, and the applicant's view is, again, given the scale of construction workers that we are referring to, which is in the in the low hundreds and the scale of the potential housing market overall, which is in the thousands.

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Um, the conclusions would not would not change.

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Sorry, Mr. Bedford. Has the revised data actually being reviewed in in regard to that section?



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At Bethan Hinds for the applicant. Um, no, we haven't specifically, although, um, there is reference. Uh, sorry. Let me just find the reference.

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Um, we haven't specifically considered the, um, 2021 census data for these local authorities. However, if I might just refer to 6.2.7 of the Population and Housing report. Um, we do um, highlight that, um, the overall stock of housing, um, will have obviously increased over the last ten years in these authorities. Um, so between 2011 and 2021, and even if the proportion in the private rented sector had remained the same, then the absolute number of properties in the private rented sector would have increased.

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Um, and we actually refer to um, English Housing Survey data, which suggests that the proportion of privately rented homes nationally, um, has actually increased since 2011. Um, and therefore the overall picture is likely to be that the overall amount of housing stock and private rented stock, and therefore that which is vacant is likely to have, if anything, increased since 2011. Um, but in our view, again, even if, um, even if the proportion of privately rented homes that remain the same, general growth in housing and again, future growth in housing that will occur in the next few years, um, prior to that kind of peak in construction and taking into account the other potential sources of supply, um, we're of the view that the assessment that we have is robust.

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Thank you, thank you.

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I realise that you will obviously come back onto this point in your oral submissions, but could I ask maybe this is an area of further consideration is is given to in perhaps a review.

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Uh, sorry.

00:25:10:28 - 00:25:17:28

Collins, the, uh, applicant, ma'am, if you've if you're asking us to take it away and, uh, review it, we will. We will do that.

00:25:18:02 - 00:25:21:21

In that case. Yes, please. Sorry, Mr. Bedford Curtin.

00:25:22:13 - 00:26:02:26

You didn't really. My what you did is you hopefully, uh, sought clarification of the point that I wanted to have clarified at the outset because obviously, the detailed comments, uh, that Miss Haynes made by reference to, uh, section six, uh, of the, um, housing note. Uh, in our, uh, view, those comments fall away. If you're not persuaded that 2011 census data is an appropriate starting point for the analysis, and that is certainly currently out of you, what we will do in the local impact report is present.

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What we think is the more up to date data we will look, obviously at the 2020, um, one census results. We will also look at, um, as I think I'd referred to earlier, what we understand is the workings of the private rented sector in the affected local authorities, including in particular Crawley, where we think that there is quarterly data available, which casts a different picture, uh, to that which would be inferred simply by rolling forward the 2011 census.

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So, um, and I think we will also make sure that we provide you. Uh, with, uh, as it were, the, um, statistical information that has led Crawley, uh, to declare the housing emergency by reference to, uh, what it is currently being required, uh, to fund and finance, uh, in terms of dealing with, um, those in housing needs for whom it has, uh, statutory responsibilities, um, both in terms of the quantum, but also, as you heard slightly from Mr.

00:27:10:19 - 00:27:42:16

Page about the issue about having to house those to whom Crawley has responsibilities increasingly out of borough in order to meet those responsibilities. So rather than seeking now to have a somewhat, um, inchoate discussion around data, which certainly we're not persuaded is current data, I think it would be better and more helpful to you to have. The material covered in the local impact report from the local authority is obviously the applicant.

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Consider that and you may then get a better focus for your. Any further questions that you wanted to ask on that data when you actually got some, as it were, facts and figures rather than just, well, you say this, we say that and we don't really agree with each other. So I wasn't going to say anything more about the housing side of agenda item five, other than to underscore that that is a serious concern to the local authorities and not purely Crawley.

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Um, and then on the, um, the labour supply matters. Uh, I did want to just make some brief comments. I know that they're, in a sense, two sides of the coin, and you look at them both together. But can I introduce, uh, first of all, um, sitting to my, um, immediate left, uh, Mr. David Witcher, who is a consultant with Aecom, advising the joint authorities whose particular area of specialism includes socio economic and, uh, labour force matters.

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And I particularly just like to ask him to comment on, uh, in the light of his understanding. What the position is on the local skills within the the labor force relative to the likely demands on that in terms of construction workers, so as to understand again why there is a concern by the local authorities about the scale of non home based workers that is likely to be drawn to the project.

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Thank you.

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Thank. Thank you. Thank you. Michael. Uh, Dave, would, uh. On behalf of the joint local authorities. Um, the applicant earlier mentioned or referred to that there'll be a significant jobs effect and also about having a significant labor supply. But I think the important thing is to take into account. But the local labor can actually access these jobs. And referring to a recent Chamber of Commerce report, Future Skills Sussex Local Skills Improvement Plan.

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This refers to skills shortages across the construction centre in Sussex, including for basic construction skills and also more specialist sectors within the supply chain. Um. The report also refers to the need for significant recruitment to meet construction needs. It also talks about local sub consultants and the need to draw them in to, obviously projects of this nature. And obviously the concern there would be that the DCO may displace local businesses or specialists from local businesses and impact on local economic activity.

00:30:42:21 - 00:31:19:06

Um, and then also the it refers to the capacity on local courses related to construction and it being quite a major issue and a lack of availability of construction courses. So in that sense, the ability to upskill people to access these jobs would be under question. Um, I should say also, the report refers to consideration of other schemes which is which are currently going on at the moment, which will more which are planned. So for example, major schemes like Lower Thames Crossing and East-West rail, which are going to have significant significant implications and constraints placed on the construction market.

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And um, certainly those sorts of schemes should be considered by the applicant in terms of whether or not there is a sufficient skills force locally to access these jobs. The prospect of Michael Bedford.

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Thank you. Um. And then Michael Bedford again for the joint local authorities. I think just to round off, um. In relation to this matter. Uh, I think it's probably worth saying that. That.

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Well, I'm sure you don't need in any way reminding, but this is an inquisitorial process, not an adversarial process. And with respect to the applicant's position, it isn't really enough or good enough. We would suggest for the applicant to say, well, the local authorities haven't proven that there is a problem. The point is that the applicant has to demonstrate, through the evidence presented to your satisfaction, that the assessments that they have carried out are fit for purpose, so as to enable you to understand what the impacts of the project are.

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It's not a case of saying, well, the applicant has presented this information, take it or leave it, unless the local authorities demonstrate by an alternative assessment that there should be a different outcome. This is not the app. This is not the local authority's application. It's the applicant's application. And it's the applicant to present evidence which is fit for purpose. We have expressed concerns about that and we will continue to express those concerns. But it's not for the local

authorities to present some kind of, as it were, alternative environmental statement to you in order for you to be persuaded that the applicant's work is not an adequate basis for your decision making.

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Um, so that's again a general point, but it is important as a to understand the process is not intended to be adversarial. It's not intended to be one where the local authorities have to, as it were, present, contrary evidence on every issue. They can certainly express their concerns and identify where they think there are weaknesses, but it's for the applicant to present the evidence that's fit for purpose.

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Thank you, Mr. Bedford. That is noted. I'd like to open the floor to. If anybody in the room or virtually would like to comment specifically on this agenda item. Um, I am conscious we are currently quickly approaching 1:00, so just bearing that in mind, it can.

00:33:55:21 - 00:33:58:24

Thank you, ma'am. Um, very quickly, Sally Pavey for Cagney.

00:33:58:26 - 00:34:20:10

We will be submitting a full report on lack of a lack of staffing and workforce and affordable housing and rental markets from all the areas that surround Gatwick Airport. So all the areas that the applicant has identified, where employment will come from and where they will live, we will be supplying the full report and we have shared that with local authorities already. Thank you.

00:34:20:17 - 00:34:24:16

Thank you very much, Councillor Essex. I think it's next.

00:34:25:28 - 00:35:18:12

Thank you. Um. Councillor Essex. I read with interest. The appendix on housing refers to affordable housing. And then it talks about affordable housing need. But affordable housing could mean shared ownership. It could mean social rented could mean affordable rent. And then housing need could be any one of those types which have are linked to different income groups and different levels of employment pay. Would it be possible to provide data which expands on what you mean by affordable housing and the breakdown that there is now in terms of provision and delivery, rather than just prediction, and also in terms of what the need is based on the employment, because my concern is that affordable housing in the round is one thing, but affordable housing in terms of, let's say, socially rented housing support, those on a low income working at the airport might be quite a different matter.

00:35:18:14 - 00:35:19:05

Thank you.

00:35:19:26 - 00:35:22:23

Thank you. Anybody else? Mr..

00:35:22:25 - 00:36:05:13

No, right. No one kept on the initiative, um, talking about the labour supply and new roles. So I think it's important that we do find that these are new roles, some of which will be switch. We've seen

already unemployment slightly increase than the only slightly an increase drive up. But other sectors in supply and demand. We're seeing reduced employment by one and a half to 2%. So hence we need to look at this in the round. And I don't think I can't see that being addressed currently. So business is concerned about the fact that we're going to see reskilling. Up to 9% of Diamond Gatwick diamond employees have currently changed or changed roles shortly, and we expect in some of the report research that we've seen doesn't seem to be reflecting the fact that that is predicted to go forward and grow, if anything, in some cases by up to 20%.

00:36:06:28 - 00:36:07:29

Thank you, Miss Scott.

00:36:11:25 - 00:36:12:10

This.

00:36:12:29 - 00:36:13:25

Is that working here?

00:36:13:27 - 00:36:46:25

Thank you. Lisa Scott Parish Council and I draw back to my point on the, um, legally binding government requirement to reduce carbon outputs and how this demand on construction related stuff is, um, further impacting the availability of that workforce that are required to retrofit and update their current housing stock. I can't express that strongly enough that, uh, we've got globally, um, legally binding targets that we need to meet.

00:36:47:13 - 00:36:49:17

Thank you. Thank you, Miss Christy.

00:36:51:07 - 00:37:34:18

Thank you. Anna Christie from Sussex Chamber. Um, just to pick up on some of the points that were referenced from our report from the local Skills Improvement Plan, Future Skills Sussex. It's also looking at, um. That there are plans in place to ensure that schools and colleges are informed, for example, the careers advisers of the local careers opportunities that exist so that young people do not actually leave the area and seeking opportunities, saying in the capital. Um, also, the the applicant is a key partner of the Institute of Technology for Sussex and Surrey and Crawley, which we're working with as well, to ensure that students are provided with the best possible education to prepare them for the jobs of tomorrow.

00:37:34:20 - 00:37:55:26

So this will focus on engineering, manufacturing, digital technology, construction, uh, retrofit planning for the built environment, but also sustainable technology. So it's looking at the future and what's needed in order to meet those net zero targets and everything. Um, but I can submit more in my, um, formal application as well. Thank you.

00:37:56:05 - 00:37:59:23

Thank you, Councillor Lockwood. I can see you've got your hand up online.

00:38:01:01 - 00:38:31:21

Uh. Thank you. Yes. I just wanted to remind everybody that, uh, Lingfield and Dawn's land, which I represent, uh, is in the district of Tandridge, and they've recently had their local plan found unsound. So the delivery of housing for this particular district is not guaranteed. One of the sites that was allocated in the Local Plan in the emerging Local Plan came forward with a planning application that was dismissed. One of the reasons, uh, dismissed in Lingfield and one of the reasons was greenbelt considerations.

00:38:31:23 - 00:39:33:25

So I think, um, it's it's really crucial, um, that consideration is made of the demand for any housing full stop, uh, in the adjoining authorities. Uh, is is considered, uh, in the light of a greenbelt. Constraints, uh, may overrule planning applications and be the actual deliverability. Uh, you know, we're sitting on hundreds of planning applications, and the houses are just not being built out. Um, and, uh, a final point about, uh, how this impacts the the labour market we have in Lingfield and dormancy and unfilled vacancies in our shops, in our local schools and for our adult social care because, uh, we don't have enough, uh, people who can afford the well, the low wages, uh, that these kinds of jobs, uh, generate, uh, are not sufficient to cover the costs of housing in this area.

00:39:33:27 - 00:39:38:01

So I think they're there points that need to be considered. Thank you.

00:39:38:06 - 00:39:41:22

Thank you. Councillor Lockwood, turn to the applicant now, please.

00:39:42:02 - 00:40:14:04

Uh, Scotland's for the applicant. Um, just be very brief, ma'am, because I know that you have other agenda items you want to move on to. Does this picking up on what Mr. Bedford, um, said. Of course, we accept this isn't an adversarial process. The number of topic working groups that we've engaged in with the local authorities should be proof of that. The proof were needed. And we're not asking local authorities to produce a fact of their shadow area to supplement their points. And we don't shrink from the need to provide a robust assessment. All we were saying is we think we have done one.

00:40:14:12 - 00:40:46:22

And if the local authorities have some points to make on the baseline data, we're simply asking that they explain why the new data that they're relying upon is important. And, um, as far as our review of our position is concerned, we think the best thing to do is to wait to see what is put in the local impact report, not just by way of the new data, but we would suggest it would be helpful for you to see an explanation as to why there are material implications resulting from that data, and we can respond accordingly as part of the review we said we would undertake.

00:40:46:29 - 00:40:51:27

As for other points, Mr. Hunt, first of all, just to deal with those briefly, please.

00:40:52:22 - 00:41:22:24

Thank you. Uh, Andy Hunt for the applicant. Um, uh, just a few points. I mean, the contextual points. Around 24,000 workers at Gatwick now typically people around 35% of people change jobs each

year. She's got 8000 people who are moving in and out of work. This is, you know, just to give you a sense of the kind of dynamism of of the labour markets and the flexibility that will be even higher in some, you know, accommodation, food services, things like that. It's higher. So it's even more flexible in some of the uses, um, that we have on the site.

00:41:23:08 - 00:41:54:07

Um, I haven't seen the, uh, the Future Skills Sussex uh, report, um, very keen to work with partners around that. It raises some, um, some issues that we are aware of. Um, and that's really what the SBS and the SBS fund is there to deal with. Um, so if there are capacity constraints on training courses, the funding can be used to do that. Um, one of the key ways in which local people will get onto the project in construction is by having local construction firms win contracts.

00:41:54:09 - 00:42:29:14

It's Gatwick is not going to appoint firms that don't have a labour force ready to work. Uh, on this. It's a key factor in awarding tenders. Um, and that work has already started, as I said on the SBS, uh, there is somebody in post working with the construction sector to get ready for that construction phase and get that supply chain, uh, ready to supply in. So, um, I think, you know, some, some of the issues which have been raised, we recognise and we're confident that we have plans in place to deal with them. Um, uh, in terms of, you know, wider demands on the construction industry, Lower Thames Crossing, etc.,

00:42:29:16 - 00:43:00:01

etc., there are always other projects around and there are always construction skills shortages. Every project faces this. We've looked at data from the city B that actually shows a dip in demand for infrastructure construction workers during our construction period. So that's taking into account some of those big infrastructure projects, uh, around the country, around the southeast, rather. Um, and we are working with the city on that. So a number of these issues, um, you know, they're confident that we have the information and the.

00:43:00:07 - 00:43:32:06

Measures in place. I think finally, um, in terms of kind of demand for housing and in particular affordable housing, it's worth saying that most of the workers will already be in the area. Um, people don't tend to migrate for low paid jobs, which would then also make them eligible for affordable housing. This is about recruiting local people, probably those who are already in affordable housing. Um, so this isn't a kind of, you know, we need 3,015% of those will be in lowest paid jobs, and therefore they will all increase the demand for affordable housing. That's just not how the labor market works.

00:43:32:21 - 00:43:57:23

Um, those entry level jobs will predominantly go to lower paid existing residents. Yes, some people will migrate in for some of the higher paid jobs. Um, but that is, again, just the kind of normal functioning of the labor force. So, um, uh, I think that's probably all I need. So, so the other point is about working with schools. That is a feature of the PSBs. And we want to ensure we've got that pipeline of workers into the project.

00:44:00:26 - 00:44:32:15

Um, if I may just, uh. Beth. Sorry. Beth Ann Haynes for the applicant. Um, if I may just, uh, respond to a point that, um, Miss Lockwood made. Sorry, Mrs. Lockwood, I didn't catch your name. Um, on the Tandridge local plan and the issue of it being withdrawn and that creating uncertainty over Tandridge housing trajectory. Um, I completely take the point. Um, if I might just refer to, um, 4.3.2 of the Population and Housing report, which is app 201. Um, it specifically says that the, um, the current trajectory scenario.

00:44:32:17 - 00:45:06:25

So the, um, the current housing trajectories that we've used to underpin the modelling. Um, it specifically says that these are based on the most recent housing trajectories for local authorities in the study area. And if you turn to annex three of the report, you can specifically see the sources that have been used and the trajectory as well. And in fact, uh, footnote 23 of the report specifically says that housing trajectories and plans, which are currently so at the time this report was drafted, uh, undergoing examination or in draft plans which have yet to be submitted, have not been included on the basis that these might be subject to change prior to adoption.

00:45:07:00 - 00:45:22:19

Um, with the exception of Crawley, for the reasons set out in the report. So there is no built in assumption within this assessment that any of the housing that was planned for in the emerging Tandridge Local Plan, which has now been withdrawn. Um, there is no reliance on that housing at all to support the conclusions within this report. Thank you.

00:45:24:08 - 00:46:01:03

Thank you. I am very conscious of the time. So what I am proposing to do, because everybody is entitled to work, that is only fair. We do have another hearing starting at two. What I'm proposing to do is for item number six. I suggest we do this in writing. So in terms of what I would like, my question to the applicant basically was I have noted your position in terms of why you do not think, um, uh, health equality impact assessment is.

00:46:01:25 - 00:46:37:12

Be quiet and just was going to ask if you have anything else to add to that. Position. And in terms of the local authorities, again, I'm aware of the position. And again, given the applicant's response to this. Could you expand on why such an assessment is necessary? Obviously, anybody else who wishes to comment on this agenda item is more than welcome to do so in writing. If further question, if I have further questions on this, I will do this in our first round of written questions.

00:46:37:23 - 00:46:41:15

Is that acceptable to the applicant? First of all.

00:46:42:01 - 00:47:15:09

Scott, for the applicant. In short ma'am. Yes. One point it might be worth raising is that the agenda item deals with health equality impact assessment where some of the questions relate to equalities impact assessment. Yeah we're aware of the difference. We think we've done the health assessment. We don't think we have to do an equalities assessment. But what I can say is that we're looking to prepare a signposting document that indicate where equalities information relating to protected characteristics has been set out in the existing application material.



00:47:15:11 - 00:47:19:18

We'll submit that in due course, but I don't think I need to say anything more on the stage.

00:47:20:08 - 00:47:21:00

Mr. Bradford.

00:47:22:21 - 00:48:00:17

Thank you madam. Yes. Michael Bradford for the joint local authorities. We're happy to deal with this in writing. You've seen from the written representations the essential concern that we have. Sorry, I should say you've seen from the relevant representations the essential concerns that we have. And I think the point that we probably need to articulate a little bit more clearly, we quite accept the point that under the Equality Act 2010 so far as an equalities impact assessment, is because then that would not directly apply to this applicant.

00:48:01:04 - 00:48:39:20

But in the jargon of health assessment, health inequalities are, we think, an important component of a health impact assessment. And we do think that the way that the applicant has chosen to address health effects through chapter 18 of the environmental statement is not a sufficiently comprehensive assessment. And therefore, that's why we think there ought to be a health impact assessment provided as a separate piece of work, which will include health inequalities as part of that work.

00:48:40:17 - 00:48:59:03

Thank you. That's both very useful. And please be assured that just because I am dealing with this matter in writing, that does not mean it does not get equal weight. It's just, um, I have to move on with the agenda items. So we're going to move to, um, agenda item number seven.

00:49:00:19 - 00:49:47:05

Um, I'm just in because we are running out of time. I'm just going to go straight to a question, um, to the applicant. Um. West Sussex County Council in their relevant representation, which is exam examination library reference RR 4773. Stated that in terms of the topic of health and well-being, they expected to see data relating to the study areas, specifically feedback from individual vulnerable groups, and their rationale for this is that the provision of this data would ensure the feedback had been included in the assumptions made by the applicant in relation to changes in green space locations, active travel, and access to support the well-being of the communities affected.

00:49:47:16 - 00:49:57:00

Could you signpost me to whether this data is available and if not, could you provide an explanation please?

00:49:58:04 - 00:50:03:23

At Scotland for the applicant. I'll ask Mr. Piper to pick up that question, if I may, and answer it directly.

00:50:05:15 - 00:50:07:05

Bring in Piper for the applicant.

00:50:07:20 - 00:50:39:08

Director of Health and Social Impact at PPS and author of the chapter 18. Uh, the vulnerable groups are inherently covered within the consultation responses section 47, which is set out in the consultation report. Part of that process was reaching out to hard to reach groups, and that process was about how vulnerable groups could be well accessed through the main consultation process.

00:50:40:06 - 00:51:15:29

The responses that came back through. The section 47 consultation. In both the 2021 and 2022 consultations are set out as the annexes in the consultation report. Annex A and annex D. And those set out issues raised around the themes. They do cover points around people's, um, access on public rights of way and open space, and those have fed through into the health and wellbeing assessment.

00:51:16:11 - 00:51:51:28

So I do consider they they have been taken into account. Um, they. Weren't particular health issues that were raised. There was concern about inconvenience to users of the Sussex border path, for example. That that is relevant context, that it's a long distance route. It's 150 miles. And the diversions, whilst longer than one might desire if it was connecting two parts within the community housing to schools, for example.

00:51:52:16 - 00:52:00:26

That's not the case here. This is part of a long distance recreational route. So that context was taken into account by the health assessment.

00:52:01:22 - 00:52:24:04

Uh, Scotland. And in answer to your direct question which signposting we can we can do that. Um, it may be that deadline. One is possibly a little bit too soon to do that, but, um, we take the point and we're happy to, uh, provide the signposting to locations within the existing material, including the EOS and the consultation report, which would help.

00:52:24:10 - 00:52:35:08

That would. And I do realise that I said sorry, and I should have made reference to West Sussex Council and Crawley appears that I can no longer read. Um, so yeah, I do apologise for that.

00:52:35:22 - 00:52:36:25

We understood, ma'am. Thank you very much.

00:52:36:27 - 00:53:16:02

Thank you. Um, moving on to my next question, which does relate to Surrey County Council. Um, in their relevant representation, um, they questioned whether the full cumulative impacts the construction and operation phases on the physical and mental well-being of vulnerable group populations had been considered. Um, this was asked as the neighbourhood of Horley Central and South, as stated, as including one of the most deprived lower Super Output areas in Surrey. And as such, the council wished to see further evidence that the cumulative impacts for vulnerable group populations, such as those in Horley, Central and South, has been fully assessed.

00:53:16:04 - 00:53:26:09

Could I again hand that over to you and provide signposting if possible at some? Uh, probably deadline to a week.

00:53:29:13 - 00:53:45:16

In Scotland for the applicant? Yes, ma'am. We can build that into the sign posting. But other than that, we can confirm that we think a cumulative assessment has been undertaken if you're content dated with this. But where the signposting, we can leave that there. Otherwise you can ask Mr. Piper to explain. Know that. Thank you.

00:53:45:18 - 00:53:48:18

That is fine. Mr. Bedford, would you like to comment?

00:53:50:10 - 00:54:03:25

Adam. Thank you madam. Michael Bedford, from the Joint Local Authorities will await the signposting to see whether or not that sufficiently answers our concerns or not, and then we'll respond. It presumably deadline three to what is said. Deadline to.

00:54:04:15 - 00:54:09:01

Thank you very much. Is there anybody else who wishes to comment on this agenda item?

00:54:12:20 - 00:54:15:13

Nope. No other comments? No.

00:54:17:09 - 00:54:24:03

Thank you. I'm now going to hand over to Mr. Gleason for agenda item eight.

00:54:27:06 - 00:54:37:23

Thank you. I'm still doing my notes on those lists. Um. Action points. Um, so I'm addressing the action points from.

00:54:37:25 - 00:54:38:10

The hearing.

00:54:38:12 - 00:55:08:08

Today. As far as I can see, there are seven action points, mostly relating to the applicants. Uh, please correct anything if I have got it wrong, but. My records show this one is the applicant. To provide a summary of the controls within the existing section 106 agreements, and how these would be taken forward in the Northern Runway project section 106 agreements. You by deadline one.

00:55:11:02 - 00:55:21:00

Scotland's apologies. It may be better if that's put back, so it's submitted at the same time as the section 106 at deadline two. It's fine. Thank you.

00:55:25:09 - 00:55:35:25

Second one draft implementation plan to be appended to the section 106 agreement and submitted into the examination at deadline three.

00:55:38:00 - 00:55:46:16

Yes. Thirdly, applicants confirm where the code of conduct for construction workers can be found.

00:55:50:17 - 00:55:51:05

Deadline one.

00:55:56:00 - 00:55:56:15

Okay.

00:55:59:02 - 00:56:16:28

Fourthly, applicants respond to the borough council's position in relation to the declaration of a housing emergency. That would be deadline two. Assuming that, call the submit their comments in the clear that Scotland.

00:56:17:12 - 00:56:24:18

Yes, sir. We would need to do that in response to the law. Yes. Thank you.

00:56:27:03 - 00:56:47:01

If only to review the implications of using the 2011 census for the assessment of housing needs showing construction. I think it was just during construction. Unless it was wider than that. Just construction. Okay. That's fine. Thank you. And that's deadline two.

00:56:53:29 - 00:56:54:14

Yep.

00:56:55:06 - 00:57:05:01

Um. Number six, all parties to respond to item six with comments on health quality impact assessments.

00:57:06:19 - 00:57:08:06

That's the deadline one.

00:57:19:18 - 00:57:29:29

As Scotland's applicant. Deadline 1st May be a little bit too soon. So. Deadline two. Um, maybe the more the more effective deadline for us to do that, if we may.

00:57:33:07 - 00:57:34:14

Okay. Thank you.

00:57:34:20 - 00:58:11:07

I'm sorry. The other. The other matters. Insofar as we are waiting to hear from, uh, the councils in relation to Crawley, the housing emergency, um, as well as other matters which are going into the

Lears. Um, the deadline for responding to the Lears, I think, is deadline three. Um, where we've got comments on layers generally. And if we're responding to a range of matters which we're waiting to hear articulated by the local authorities, it's probably best organized into one submission, if we may.

00:58:11:18 - 00:58:12:21

That sounds fine.

00:58:12:23 - 00:58:13:12

Yes. Thank you very.

00:58:13:14 - 00:58:18:15

Much. I had in my mind you were responding at deadline, too. But it says that in the timetable. That's fine.

00:58:18:19 - 00:58:19:15

Thank you very much.

00:58:20:18 - 00:58:32:17

And then the final action for the applicant to provide the signposting via the provision of data on health and wellbeing and cumulative impacts.

00:58:32:19 - 00:58:34:12

Deadline to the deadline two.

00:58:34:14 - 00:58:46:27

Yes. Thank you very much. Okay. Are there any other actions anyone's identified? No. Okay. On that basis, I'll ask back. Thank you.

00:58:47:24 - 00:58:55:25

Thank you. I'm going to move on to agenda item number nine. Is there any other matters in relation to this topic? Anybody in the room?

00:58:56:17 - 00:59:34:10

Madam I think Michael Bedford for the joint local authorities. Crunch the time, so I don't want to develop the points in detail. But we do have some concerns about aspects of the methodology which has been used, in particular in relation to the UK or rather the National Economic Assessment. I think we can set those out in our written comments, but I just want to raise that and draw that to your attention. It also relates to the approach that's been taken to the, um, catalytic effects of growth.

00:59:34:12 - 01:00:01:16

That's to say workers moving into the area. And we think that there are some problems with the approach that's been adopted. And then the the last point, which we will no doubt discuss further at a different occasion, uh, and we discussed it last week. We remain concerned about the economic implications of the proposals insofar as they prejudice the Horley Strategic Business Park, which was the matter we talked about last week. Thank you madam.

01:00:02:29 - 01:00:04:06

Thank you, Miss Linus.

01:00:04:26 - 01:00:23:03

Scott, Linus. For the applicants, we anticipate that these points will be the subject of ongoing discussions, aware, for example, of the catalytic effects point so that rather than necessarily having to deal with it between the parties through submissions at different deadlines, we'll pick it up in meetings already programmed to take place.

01:00:24:05 - 01:00:26:13

Okay, Mr. Bradford, is that acceptable?

01:00:27:25 - 01:00:33:12

Madam? Yes. It's more just sort of putting it on the radar rather than needing it to be fleshed out now.

01:00:34:08 - 01:00:41:06

Thank you both. If there are no other matters, I'll now pass back to Doctor Brewer to close issue specific hearing three.

01:00:43:16 - 01:00:45:22

Thank you, Mr. Cassini. Um, so may I.

01:00:45:24 - 01:00:58:12

Remind you briefly that, um, the timetable for this examination requires the parties provide any post hearing submissions at the deadlines that have been agreed during the hearing. And the dates for those deadlines are set out in the timetable.

01:01:00:00 - 01:01:21:19

I also remind you that the recording of this hearing will be placed on the Inspectorate's website as soon as practicable after this meeting. And finally, thank you all very much for attending today and for your participation, which we have found very helpful. So the time is now. 1256 and this issue specific heading three is now closed.