

## Stage 4 - Accommodation, People and Economy, Stephen Brett

You won't be surprised to hear there is very little that's new at Stage 4 on Accommodation, People and Economy.

- EDF flatly refuses to change its campus plans despite widespread criticism. We will have multi-storey new 'town' for 2,400 workers with car parks on a greenfield site close to Minsmere and next to Eastbridge, right on the AONB boundary.
- EDF has totally rejected split sites with legacy potential, saying they are not popular with contractors. Do the views of contractors - who are well paid to be grumpy - count more than ours? Clearly.
- The campus will bring noise, air and light pollution and the potential for anti-social behaviour. The Guardian - which did an excellent series of articles about Hinkley Point - said "socially there are reports of increases in drinking, gambling and prostitution in Bridgwater. It also reported a mental health crisis at Hinkley, which EDF is taking very seriously, but it is a worry.
- The campus is single occupancy and inside the security area, so workers must go out to see their family or use sports facilities in Leiston. And it is not compulsory, so workers can live wherever they like. The Guardian quoted a Hinkley scaffolder as saying "You can find cheaper accommodation elsewhere. And you have more freedom to come and go without being monitored."
- In all, EDF is providing beds for 3,000 workers - and reckons around 585 more will occupy private rented accommodation. That means 64% of workers will not be local. EDF has learned from Hinkley that workers do not wish to commute 90 minutes, meaning there will be even more pressure for houses converted to multiple occupancy. The expected rise in rental rates might be nice for homeowners who want to make money, but is bad for locals who need somewhere to live.
- If peak workforce should rise to the modelled maximum of 7,900 workers- EDF says it won't but we can't be sure - , 75% would not be local, and nearly 3,000 additional beds would be needed from the local housing supply.

Sizewell C & D will also have huge impacts on us, our local economy and on the area which will mean changes to our way of life, leisure and well-being.

- There are still vital studies that EDF hasn't completed, including on Health and Community impacts, so we can't be consulted on these. The project must not impact our access to emergency services and healthcare.
- Local livelihoods will certainly be affected, including farming. The Link Road will divide some farms and render them unviable. Stage 4 is notable for a real land-grab - including for Marsh Harrier mitigation land -
- On tourism, the Suffolk Coast Destination Management Organisation is about to release the results of the survey we told you about in February which we understand shows the industry will take a hit, certainly enough to make the difference between a business being profitable and not profitable. Currently, tourism to the AONB is worth at least £210 million a year.
- EDF says it Sizewell will add £100 million a year at peak construction, but this is boom and bust. Sadly Leiston has not seen long term wealth as a result of Sizewell B
- EDF is definitely in a hurry - it blames the government for the urgency but we reckon they want to get this project over the line before there is a change of policy. If they are in such a rush, what short cuts will be taken? If they so badly need to save money to show that nuclear is more affordable, you can bet we will be the ones to lose out. We need EDF to provide more information about how using the Hinkley Supply Chain and other savings will affect the economic and employment benefits we are being promised.
- Looking at the whole project, we badly need our District and County Councils to tell EDF that the benefits of Sizewell do not outweigh the impacts. We trust and urge the County Council to hold strong - Richard, I'm looking at you - but will East Suffolk Council? Both Councils need to stand up for this corner of Suffolk, genuinely represent us and tell EDF it's not good enough.