



Together Against Sizewell C

APPLICATION BY NNB GENERATION COMPANY (SZC) LIMITED
FOR A DCO GRANTING CONSENT FOR THE SIZEWELL C PROJECT

TOGETHER AGAINST SIZEWELL C (TASC) IP NO. 20026424

DEADLINE 6 SUBMISSION

FURTHER COMMENTS RELATING TO ISH4:

SOCIO-ECONOMIC AND COMMUNITY IMPACTS

Socio economics:

Workforce

1. TASC believe the cumulative effects of all construction planned for East Anglia will put an untold strain on local firms, and their survival may well be in jeopardy. TASC see very little evidence these very important problems for the local population can be mitigated. There is already a considerable lack of workforce in the area and the country as a whole. Locally it includes the care sector, hotel, and catering and already, a scarcity of local tradesmen. If workers in the near vicinity decide to leave their jobs and work at SZC, who will replace them, particularly in the care sector and the highly successful Suffolk tourism industry, which this year is full to capacity and booming? In TASC's opinion, the intolerable drain from the local workforce, in all sectors, and the long-term effects could be irreversible. SZC could be the straw that breaks the camel's back and instead of bringing long-term prosperity to the area, it would leave an ever-increasing industrial area and this tranquil part of Suffolk will be lost forever with very little long-term employment. Boom and bust, again. We see no way to mitigate the adverse impacts.
2. Below are extracts from the local newspaper, East Anglian Daily Times ([EADT](#)) regarding jobs. On June 9th, 2021, the EADT reported that the construction industry will need to recruit more than 17,000 workers by 2025.
3. *"In a newly published report, the Construction Industry Training Body (CITB) found that the amount of construction work in the East of England is*

set to grow by 4.2% annually until the end of 2025 and the new workers will be needed to keep up.

4. *A 6.5% boom in the building of private housing will be one of the main drivers of this increase. Part of this boom will be the £300 million, 2,000-home Brightwell Lakes development in Martlesham Heath, near Ipswich.*
5. *Some of the key trades needed to keep up with the construction boom in the East will include an extra 700 woodworkers and interior fitters and an additional 350 plasterers per year.*
6. *Workers will also be needed for major infrastructure projects including Scottish Power's £2.5 billion East Anglia Array windfarm, and Highways England's largely completed £1.5 billion 21-mile upgrade of the A14 between Cambridge and Huntingdon.*
7. *However, Sizewell C — the proposed huge new nuclear power station — is not factored into the report as its proposed timescale is likely to be after 2025”*
8. Should consent be given for SZC, the Applicant's timeline suggests it would be well under way by 2025, so the need of a workforce for other construction projects in East Anglia must be taken into consideration when assessing worker availability.

Accommodation Strategy

9. TASC note from document 8.2 Table 2.2: Record of engagement between SZC Co. and local authorities regarding housing / accommodation issues, that these discussions took place between 2015 -2019 pre-pandemic.
10. Apart from the accommodation provided by the applicant i.e., the accommodation blocks and caravan site, it is anticipated that around 800 workers will seek a range of tourist accommodation, a further 1,200 would seek longer lets, and a figure of 880 are expected to buy in the area. These figures seem, at this time, impossible to achieve given that local estate agents are having such a busy time. Of course, some housing may become available as sadly, there will be some, if not many, who will leave the area and their homes because of the development.
11. This area continues to experience a boom in people trying to move from cities to the countryside, especially after enduring months of lockdown. A piece in the [EADT](#) from November 2020 states: *'In East Suffolk, once the market reopened in May 2020, prices shot up by 29%. Average property prices in the area stood at £320,267 in August. Towns like Southwold have seen a 10% increase in average house values compared to January-August last year. Latest data reveals 2,205 sales were processed across Suffolk in the four weeks to mid-August, a 71% rise on the same period last year.'*
12. This increase in demand and rise in property prices will put more pressure on those locally, hoping to join the housing ladder, and rental accommodation will be at a premium and difficult to find.
13. It is noted from the applicant that there is, *'significant spare capacity at certain times of the year (notably tourist accommodation during off-peak holiday periods) which could be in part filled by construction workers.'*

TASC consider it should be acknowledged that accommodation in and around the Suffolk AONB tends to be of a high standard and, with all due respect, TASC wonder how many owners would want their holiday homes let to what may prove to be a transitory construction workforce.

14. What happens if there is an insufficient number of rentals available for the workforce in the early years? The area surrounding SZC is, as the inspectors will be aware, not comparable to HPC in anyway. There is no town the size of Bridgwater, within a 25mile radius of the construction site so there are by no means the number of properties available locally.
15. Many assessments supplied by the applicant are from 2015 onwards, so figures on housing may well have changed.
16. It is TASC's opinion that the accommodation strategy, in the private sector, will not work and those not working at SZC will no longer be able to afford to live locally. We see no benefit to the local housing stock and no visible housing legacy.

The Tourism sector.

17. It is difficult to see how proposed mitigation will work within the tourist sector. As stated earlier and by many previously, the tourist industry is thriving in East Anglia, especially in and around the nearby coastal resorts of Southwold and Aldeburgh. The applicant often compares the area around Hinkley Point C to Sizewell C, but given the location and appeal of Suffolk, there can and should be no comparison. A quick search on Airbnb clearly shows that comparing similar holiday accommodation in each area, in a 10-mile radius of each site, the holiday lets in Suffolk command twice the price of similar accommodation around HPC. Quite how, through marketing and 'promotional activities', Suffolk can be 'kept open for business' is difficult to comprehend: the amount of disruption from the transport issues, noise, and general unavoidable chaos, from such a large project, will surely make visitors think twice about choosing this part of Suffolk for holidays in the coming years, should construction start.