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Your Ref

Richard Mayson
Director of Planning and External Affairs
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Dear Richard

Following the Meeting of West Somerset Council on January 20th 2010 I write to advise on the formal resolution in relation to the Stage 1 Consultation document, which was considered and discussed at length. The formal resolution of the Council was as follows:

RESOLVED (1) that the Council express its serious concern at the lack of detailed information to evidence the options put forward in the Consultation document.

RESOLVED (2) that regardless of Resolution (1) above, the Council do respond and that the response be built upon and reflective of the presentation and the views voiced by all Members during the debate.

The comments below sets out a summary of the views voiced by Members of the Council during the debate. A full transcript of the meeting will follow in due course and I hope to provide this next week.

1. Transport

- The Council is concerned that there is no transport case to support the proposals set out in the Stage 1 document. It is critical that details of the traffic impacts associated with different associated development options are presented and supported by robust and comprehensive traffic modelling. This modelling needs to consider the traffic impacts of the development at peak times taking into account the seasonal variations associated with tourism related traffic. Until this information is available and presented in the form of a traffic/transport impact assessment for the associated development options alongside a constructions logistics strategy for the project the Council are not in a position to confirm a preference for any of the associated development sites. Nevertheless the Council based on the information currently available identify the following issues with the proposals of EDF.
- WSC is concerned that EDF have not considered the need to undertake improvements to roads and junctions to support and mitigate the impact of their proposals. This could include the need to re-align the C182 and need to improve junctions that will potentially suffer from an increase in traffic.
- There is no evidence that EDF have considered the potential to encourage the work force to use more sustainable modes of transport, in particular cycling. For instance the C182 could be widened to accommodate a cycle lane to accommodate existing and new cyclists.

2. Associated Development

- WSC has a significant concern about the scale and potential impacts of EDF's worker accommodation and park and ride facility at Williton. The Council consider that the proposals are not commensurate with the size and accessibility of Williton and appropriate in terms of the character and physical identity of this rural settlement. There appears to be no transport justification for the current proposals at Williton and there is the potential for significant traffic impacts within the village and the surrounding highway network that should be examined. EDF are also advised to consider other options on brownfield land for associated development.
- If EDF can demonstrate that the Council's concerns can be addressed and the information set out in this response and in the supporting technical document can be provided (see section 3.9) that clearly demonstrate how traffic and other impacts can be satisfactorily mitigated (in particular impacts on the amenity and environment of the village) then the Council's preference is likely to be for site option A. The Council are unlikely to be convinced that the proposals for associated development at site option B are appropriate. Once additional and robust information is received the Council consider that all options within the settlement of Williton need to be considered, not just the options currently set out in the Stage 1 consultation response.
- The Council will require that any proposals for associated development are supported by the appropriate level of infrastructure, including transport, social, leisure and green infrastructure and EDF clearly set out how the proposals would support objectives and policies of the Council as set out in Housing, Economic and Community Strategies. In particular it will be necessary to identify alternative access solutions within Williton for any associated development proposals to assist in reducing congestion at key junctions within the village and to potentially enable the growth of the village in the future.

3. Mitigating the Impact of Developing the Main Site

- It is recommended that further consultation is undertaken with WSC, Stogursey Parish Council and the West Hinkley Action Group regarding the proposed site layout and landscaping proposals for the main site. It will be particularly important to understand whether a buffer to be provided to the south of the main construction site will assist in mitigating the impacts of the project. This bund should be located as far north as possible to maximise the potential to mitigate the impacts of the development and to minimise impacts on properties in Shurton.

4. Community Benefit

- The Council is concerned about the absence of any detailed information within the stage 1 report on the intentions of EDF to commit to delivering benefit for the local communities. The stage 1 report fails to identify these benefits and to align them to the aspirations of the local communities, the local authorities and other key stakeholders who will be affected by and have an interest in the Hinkley project. Amongst the benefits to be considered should be improvement to local community facilities such as the pre fabricated buildings at Stogursey school.
- The Council requires that a community benefit package is developed to offset the consequences of hosting the nuclear project including any interim storage facilities and this package should be proportionate to the actual and perceived impacts on public health, the environment, local infrastructure, the communities and the local economy. The community benefit package should be informed by community benefit proposals of other UK and overseas nuclear projects including those associated with geological nuclear waste disposal.

5. Housing and Labourforce

- WSC is concerned with the prospect of needing to accommodate a substantial workforce, which is likely to be predominately male, within the District during the construction of the project. EDF have not considered within their Stage 1 document the impacts and problems that are likely to arise as a consequence of accommodating the workforce and the additional

resources required by the Council and other agencies (such as those responsible for policing, health and education) to best manage these impacts.

- The Council is concerned with EDF assumption that the local labour content of the project will be around 50%. Based on the economic impact of other recent nuclear projects the Council believes that this over estimates the scale of local labour participation in the project. A reliable and accurate figure for the local labour content of the project is important as it sets the context for the accommodation strategy and will inform the approach to the transport, tourism and logistics strategy. The Council therefore recommends that further socio economic work is undertaken to inform these strategies drawing from labour supply data from projects recently constructed in other countries.
- WSC is concerned of the impacts of the development on the availability of affordable and private rented accommodation to meet local needs. The additional demand from the EDF workforce for accommodation within the District may reduce the supply and/or increase the cost of affordable housing and EDF need to demonstrate how they will mitigate these types of impacts. Amongst the initiatives to be considered should be the potential to maximise the potential for long term legacy benefits from the provision of worker accommodation. Therefore where worker accommodation is proposed to be provided in an appropriate location it should be of a permanent form of construction and the architectural form and layout of the housing should be of an appropriate standard and quality, should reflect local housing need and accord with design standards, sustainability requirements and guidance of the Council. Furthermore EDF should consider whether their housing proposals are consistent and possibly support the objectives for growth of key settlements of the District within strategies at the regional level and emerging planning objectives (as part of WSC's LDF) at a local level.

6. Tourism

- The Council is concerned that there has been no evaluation undertaken of the potential impact of the project on the tourism sector within West Somerset and within the wider sub-region. It will be necessary before confirming an accommodation strategy for the project to present to the Council the impacts on the tourism sector and to set out a coherent strategy to manage and mitigate any impacts.
- A strategy to manage and mitigate the impacts on the tourism sector should be informed through engagement with bodies and representatives of the tourism sector. Through these discussions EDF should identify tourism, recreation and leisure projects that they would support and commit to within WSC to as part of a Community Benefits package.

I trust that this information is of assistance

Yours Sincerely



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