



Brean Parish Council

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Questions and Answers Pontins/EDF

1. Will EDF make any effort towards the upkeep of our roads or promise to make them good throughout the village when they leave?

Answer: Compared to usage by Pontins today, the total number of vehicles on the road could be reduced during the summer period as the workforce will be using buses to travel to work, rather than individual cars. These movements would also occur outside of rush hour periods.

Somerset County Highways will review the road condition at the commencement. This is a matter to be raised at the planning application stage and SCC Highways will have a view.

2. Will EDF approach and pay for mobile phone mast upgrades for the village to handle the extra load during the winter and as a good will gesture for the village going forward?

Answer: EDF will be considering the issue and will look at the possibility as part of planned upgrades to Wi-Fi coverage across the site.

3. Are EDF going to make any good will payments to the Parish Council that can be used to compensate the precept for this of us who live here (as they are pretty much going to live here without paying any precept)? Or to a fund to make Brean better, cleaner and greener? They should be giving something back to the village for the three years of use?

Answer: 75% of workers are UK based and have their permanent homes elsewhere in the UK where they pay council tax and any locally levied precept. Direct payments to parish councils for the precept is not a mechanism EDF has used locally, even within the areas closest to the construction of the power station. A multi-million-pound mitigation package has however been delivered to the District and County Councils to address recognised issues and maximise benefits for all communities – which would include the area around Brean.

There is a s106 agreement covering all aspects of Hinkley Point C's construction – from community safety to accommodation and tourism for example. In addition, a £20 million Community Fund has been set up that can be used for specific projects. There remains approximately £9 million left to distribute which organisations in Brean can bid for to fund specific projects. There is also a Community Relations Team which is engaged with local communities and offer services such as litter picking which Brean is encouraged to use.

4. Will the socio-economic impact of a significant change in demographics and significant increase in all year-round residents in the village be considered by the planning authority?

Answer: This is a question for Sedgemoor District Council when the planning application comes forward and will form part of its consideration. EDF does recognise that communities where workers are based have concerns and maintains a Community Relations team and fund a Community Safety Officer based within Sedgemoor District Council. EDF also funds a specific HPC police team which is part of Avon and Somerset Police. There are six officers currently but this will be expanded and the team will work with Brean as part of the project.

There is random, mandatory drug and alcohol testing as workers go through the site gate. The levels tested for are lower than current driving standards.

5. What is the 10 year plan for the Pontin's site?

Answer: that is a question for Britannia, Pontin's owners. The site will have benefitted from a multi-million pound refurbishment as part of the EDF's usage.

6. What mitigations will be deployed to ensure Brean remains a holiday destination and protect the village as a family friendly destination?

Answer: EDF will be working extremely closely with the community and neighbouring holiday parks to ensure the impacts are minimised. Mitigations will include

- The site will be run by HOST, the same team that successfully operates the workforce campuses in Bridgwater and at Hinkley Point C. There are very few complaints from local residents living next to the campus sites.
- Provision of a Community safety team – includes a dedicated Hinkley Point C policing team and Community Safety Officer.
- Provision of Community funding for locally based projects to minimise impact and expand opportunity.
- Evidence from years of construction so far has shown that workers are well behaved, professional individuals. For example, in the past 4 years there have been a total of 7 complaints from the public about workforce living in our campus accommodation sites. The Bridgwater Campus is in the centre of the town, next to a large residential estate.
- All staff are subject to regular drugs and alcohol tests. There is a zero tolerance approach.

- The size of the chalets means that workers will be able to have their families and children to stay with them for short periods of time to visit. EDF also want to make it a welcoming place for all.

7. Is Britannia selling the site to NNB Genco HPC Ltd (NNB)?

Answer: No. EDF would be taking a short term (3 year) lease only.

8. What guarantees do we have that the site will return to a holiday park?

Answer: EDF will take a short term lease only; whether the site returns to a holiday park would be a matter for the owners, Britannia.

The permission sought from Sedgemoor would be for a temporary change of use, so the site would automatically revert to a holiday park use at the expiry of the three year period

9. Does the Pontins lease run out in 2025 as reported? What guarantee do we have that they will return?

Answer: that is a question for Pontins, not EDF but the answer as far as EDF is concerned has been given at points 7 and 8

10. When will Pontins extend the lease for the use of a holiday park?

Answer: that is a question for Pontins owners, Britannia. The site would automatically revert to a holiday park use at the expiry of the three-year period.

11. Will NNB Genco HPC Ltd (NNB) apply for a change of use for the site to return to a holiday park before they leave in 2025?

Answer: that will be a matter for Britannia, Pontins owners. The site would automatically revert to a holiday park use at the expiry of the three-year period.

12. What guarantee do we have that NNB Genco HPC Ltd (NNB) will leave the site in 2025?

Answer: as above, EDF is taking a short term, 3 year lease only.

13. What is the plan for the site from Nov 2025?

Answer: that is a question for Pontins owners but EDF would vacate the site once the lease comes to an end.

14. How much section 106 Community Infrastructure Levy (CIL) funds will Sedgemoor District Council receive from NNB Genco HPC Ltd (NNB) and how will this fund be used to improve Brea's infrastructure?

Answer:

It is unlikely that there will be a planning requirement for a s.106 agreement but this will be a matter to be considered when determining any planning application, including whether any specific mitigation is deemed necessary to reduce impacts.

A temporary change of use to worker accommodation is also unlikely to be liable to pay CIL.

Over and above any CIL payments, the community in Brean will benefit from investments already provided under Hinkley Point C's existing s106 agreement. This includes the mitigations listed above (Point 6) and access to the £20 million Community Fund to support local projects.

15. Will the residents have some say in how the (CIL) funds are allocated in Brean?

Answer: As referred to above it is unlikely that the temporary change of use will be liable to pay CIL.

Parish Councils do receive 15% of any CIL receipts raised in their area and can decide themselves how these are spent. Remaining CIL receipts are prioritised to deliver strategic infrastructure, the current priorities are set out in Sedgemoor District Council's Infrastructure Funding statement.

16. What is the value of the fee that NNB Genco HPC Ltd (NNB) will pay Sedgemoor District Council for the planning application if it is granted?

Answer: the fee would be the usual planning application fee should it come forward.

17. What works will be carried out at the Holiday Park to improve it and leave a positive legacy?

Answer: EDF wishes to leave a sustainable legacy and intends on implementing a multi million pound upgrade to the site including major upgrades to electrics, wifi coverage and the parks wider infrastructure and accommodation. Community use of the facilities, including the swimming pool, will be maintained.

18. When the site is vacated in Nov 2025, the improvement work will be three years old and would have endured wear and tear from hundreds of HPC workers, will NNB Genco HPC Ltd (NNB) undertake further improvement work to achieve the positive legacy they have proposed?

Answer: 3 years is a short period of time. EDF's Campus sites located in Bridgwater and at site have been operating for 4 years now and still feel very fresh and new. It should be noted that there has been no investment and refurbishment of the facilities at Pontins for many years.

19. Where will the HPC workers access primary care (GP's, dentists, minor injuries)

Answer: HPC workers will have their own full spectrum primary care facilities provided on site which even the local workforce use so there will be no strain on facilities for local residents.

20. What are the shift patterns of the HPC workers?

Answer:

- HPC operates 24/7 but the vast majority of shifts are centred towards the daytime, mainly starting between 7am and 8am. Transport to and from the site would operate outside of peak hours on the local road network.

21. What times will the buses leave and return HPC workers?

Answer: Most Buses would leave around 6/7am and return at around 7pm.

22. Is it mandatory for HPC workers to catch the bus to work or can they choose drive?

Answer: All workers use the bus facility; there is no option to drive private vehicles.

23. The EIA screening information remarks under 'Population and human health' that 'The use of the site by HPC workers does not represent a significant change to the existing use for general tourists'. Except for the fundamental fact that the workers are not tourists. The tourists are part of the fabric of Brean during peak times. Brean is a holiday destination which is part of the attraction for tourists. There is concern that Brean will lose a significant number of tourists from the Pontins site and this will impact the overall experience of Brean as a tourist destination.

Answer: It is expected that 900 workers will use the facilities on single or double occupancy terms. Currently, and due to the size of the rooms at existing campuses, workers cannot bring their families to visit but the intention is that the Pontins site will allow some overnight/weekend visits.

The majority (c.75%) are UK based workers with homes and families in other parts of the country. Many come for work and then go home on a weekend. Around 40% of the current workforce at Hinkley Point C is local. The workforce does use local businesses and there is a perceived benefit to a stable workforce rather than seasonal employment as is case currently.

The refurbishment work will use local labour and firms if possible and the Chamber of Commerce has already been contacted by prospective businesses looking to support the work. Local labour has been used extensively on the project and consortiums are springing up to supply labour and services.

EDF are aware of the change in demographic and, as part of wider work on the project, have been supporting tourism for many years. The Hinkley Tourism Action Partnership already works to reduce impact and has provided almost £2 million of support for the industry since the project began.

Any planning application will need to address this concern and demonstrate that there will not be any significant adverse impacts that might negatively impact on the wider tourism function of this area that is important to the local economy. Sedgemoor District Council will take this fully into account when considering any planning application for change of use.

There are a very large number of tourism bed spaces in the Brean and Berrow area and so whilst the temporary loss of accommodation at Pontins will reduce this, it will still remain one of the largest caravans and camping tourist areas in the country. It is also known that the Pontins site is in need of extensive improvements in order to provide the type of holiday accommodation expected by tourists.