

Questions for applicant as this is a full planning application

1. The HPC updated accommodation Topic Paper, Sept 2023, indicates a strategic financial investment in caravan spaces of 80 for Moorhouse farm. The planning design and access statement is for up to 115 pitches, (P4) but the design document shows 100. Which is correct? This is important as HPC research shows a current average of 1.3 occupants per caravan. Therefore it could be 104, 130 or 150 occupants on site. Which is correct? THIS IS A TYPO IN THE APPLICATION AS IT SHOULD READ 100. AN AMENDED COPY HAS BEEN PROVIDED.
2. The planning design and access statement (P6) 'likely that the proposal will provide for additional jobs in the immediate locality'. Only one person is being employed directly to cover the management of the site for 24 hours a day 365 days a year. Have consultations taken place with local businesses? THE PLANNING APPLICATION FOR THE ORIGINAL CARAVAN SITE AND EDF EXPANSION WAS IMPLEMENTED BY THE APPLICANT AND UTILISED LOCAL WORKFORCE FOR THE BUILD OUT. THE APPLICANT INTENDS TO DO THE SAME THIS TIME AROUND BOTH FOR THE BUILD OUT AND THE REINSTATEMENT OF THE LAND TO A PASTURE FIELD AT THE END OF THE THREE YEARS
3. In the planning design and access statement you indicate the site 'will do' for at least the next 3-4 years when the campuses are expected to be full. Do you therefore plan for the site use to be extended? NO, THE REQUEST IS FOR THE PADDOCK TO BE UTILISED FOR THREE YEARS ONLY
4. Transport. The planning design and access statement (P10) indicates a regular bus service is running along the A39 which can be used by Hinkley workers. This is not correct. Hinkley SPS buses collect and drop off workers at the dedicated parking area for the original caravan site. Have discussions been held to look whether the capacity of the existing service is sufficient. Workers would have to walk through the existing Hinkley caravan site to reach the bus location. Are there any plans to provide shelter at that location which is not on the site. THE CURRENT SHELTER PROVIDED BELONGS TO THE APPLICANT AND IS LOCATED ON THE FARM FOR WHICH HE IS THE TENANT. THE CURRENT OCCUPANTS OF THE FARMHOUSE RUNNING THE ORIGINAL CAMPSITE ARE LICENCEES. THE CARAVAN SITE IS LOCATED ON THE FARM.
5. Access P13 Vehicular access proposed. There is already a farm gate access. Is it intended that this will be rebuilt? It is not suitable for buses to stop or turn. THERE IS EXISTING ACCESS TO THE FIELD AND EXISTING FACILITIES IN PLACE AS FAR AS THE BUS STOP. IT IS ENVISAGED THE BUSES WILL CONTINUE USING THE CURRENT STOP
6. Road safety. The Stringston road, with national speed limit, is not very safe for cyclists going to Hinkley Point. Are there any plans to mitigate this risk? OUR UNDERSTANDING IS THE EDF WORKERS CURRENTLY RESIDING AT MOORHOUSE CYCLE OVER KILTON HILL VERSUS THE BUSIER STRINGSTON TO STOGURSEY ROAD.

7. Internet access. Holford already has inadequate broadband bandwidth. By the very nature of living and working away from home there is much greater use of streamed services and gaming by Hinkley workers. The service to our residents would be seriously affected. Have any ISPs/Open Reach or Airband, who are contracted to improve provision from the end of 2024, been contacted. WHILE IT IS NOT POSSIBLE TO LINK INTO SOMEONE ELSE'S INTERNET OR EFFECT ITS SPEED UNLESS IT IS A PUBLIC CHANNEL, IE, THERE IS NO PASSWORD, THE APPLICANT WOULD CONSIDER INSTALLING STARLINK IF THERE WAS ENOUGH DEMAND FROM THE WORKERS.

• mid-2011 2011

General observations – may not be valid for planning

There appear to be no provisions for Laundry washing or drying THERE ARE COMMERCIAL LAUNDRY FACILITIES AT WEST QUANTOXHEAD PETROL STATION.

No amenity block for residents THE APPLICANT IS HAPPY TO CONSIDER PROVIDING THIS AS GIVEN AMPLE OUT BUILDINGS ON THE FARM, SUBJECT TO NECESSARY PLANNING CONSENTS.

Pre -discussion – Holford Parish Council were not involved THE APPLICANT APOLOGISES FOR THIS OVERSIGHT.

No office base for manager or delivery of post or parcels, landline emergency phone, and only one manager. Does this not need 24 hour cover? COVERAGE AND MANAGEMENT HAS BEEN CONSIDERED AND WILL BE MANAGED APPROPRIATELY. THE APPLICANT IS HAPPY TO PROVIDE LOCK BOXES FOR PARCELS AND POST. THERE IS AN EXISTING EMERGENCY PHONE IN ONE OF THE OTHER ABOLITION BLOCKS THEY INSTALLED SEVERAL YEARS AGO.

No storage facility for grass cutting equipment or recycling CURRENTLY, THE TRAILER USED FOR REFUSE AND RECYCLING AT THE EXISTING CAMPSITE BELONGS TO THE APPLICANT AND IS STORED IN ONE OF THE OUTBUILDINGS ON THE FARM. ANY GRASS CUTTING EQUIPMENT WOULD ALSO BE STORED IN ONE OF THE BUILDINGS OR THIS SERVICE WILL BE OUTSOURCED LOCALLY.

Will the connection of electricity to each caravan be underground or overground, metered individually or central supply. Is there a sufficient supply available? THERE IS SUFFICIENT SUPPLY AVAILABLE. ELECTRIC WILL BE METERED INDIVIDUALLY.

No provision for vehicle charging points, bike, motor cycle or car. AS IT IS ONLY FOR TEMPORARY USE, THEY HAVE NOT BEEN INCLUDED IN OUR PROPOSAL AND ARE NOT CURRENTLY PROVIDED ON THE ORIGINAL CAMPSITE. IF THERE IS A LARGE DEMAND FOR THIS, IT IS SOMETHING THAT COULD BE CONSIDERED.

No water hydrants – for emergency use? THERE WILL BE PORTABLE FIRE EXTINGUISHERS THROUGHOUT THE SITE AS IS THE CURRENT REQUIREMENT ON THE ORIGINAL CAMPSITE.