EAST PARK ENERGY

# East Park Energy

**EN010141**

## Environmental Statement

## Volume 1 – Main Report

Chapter 14: Socio-Economics, Development Land, and Tourism

**Document Reference: EN010141/DR/6.1**

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009: Regulation 5(2)(a)

**September 2025**

Version P01

# EAST PARK ENERGY

Planning Act 2008

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

## Environmental Statement
## Volume 1 – Main Report

## Chapter 14: Socio Economics, Development Land, and Tourism

| | |
|---|---|
| **APFP Regulation Reference:** | Regulation 5(2)(a) |
| **Planning Inspectorate Scheme Reference:** | EN010141 |
| **Application Document Number:** | EN010141/DR/6.1 |
| **Author:** | AMION Consulting |

| Version | Date | Status |
|---|---|---|
| P01 | September 2025 | DCO Submission |
| | | |
| | | |

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# 14.0 SOCIO-ECONOMICS, DEVELOPMENT LAND AND TOURISM

## 14.1 Introduction

14.1.1 This chapter of the Environmental Statement (ES) presents the findings of an assessment of the likely significant impacts and effects on socio-economics, development land, and tourism during the construction, operation, and decommissioning phases of the Scheme described in **ES Vol 1 Chapter 2: The Scheme [EN010141/DR/6.1]**.

14.1.2 The chapter outlines the significance of effects within the study area, taking account of the sensitivity of receptors and the magnitude of impact upon the baseline conditions resulting from the Scheme, as well as those effects resulting from cumulative interactions with other existing or planned projects.

14.1.3 This chapter is supported by the following figures in **ES Volume 3 [EN010141/DR/6.3]:**

- **ES Vol 3 Figure 14-1: Study Area and Socio-Economic Receptors Plan [EN010141/DR/6.3]**; and
- **ES Vol 3 Figure 14-2: Isochrone Plan [EN010141/DR/6.3]**.

### Statement of Competence

14.1.4 The chapter has been prepared by AMION Consulting, an economic and financial consultancy specialising in local economic development and regeneration which works with public sector and private sector clients to make the case for growth and investment focused on feasibility, impact, appraisal, and evaluation. The AMION team undertaking this work comprises individuals with significant experience and degree/higher degree qualifications in Town & Country Planning and Economics, as well as related disciplines including Civic Design and Commercial Property Development, and with accreditations through membership, among others, of the Royal Town Planning Institute, the

Royal Institute of Chartered Surveyors, and the Institute of Economic Development.

## 14.2 Legislation, Policy, and Guidance

14.2.1 Legislation, planning policy, and guidance relating to socio-economics, development land, and tourism relevant to the Scheme are outlined in the section below.

### Legislation

14.2.2 There is no applicable legislation specific to the assessment of socio-economics, development land, and tourism.

### Policy

#### National Policy

14.2.3 The following National Policy Statements (NPS) set out relevant national planning policies in relation to nationally significant solar photovoltaic generation developments:

- Overarching NPS for Energy (EN-1) (2024)[1]; and
- NPS for Renewable Energy Infrastructure (EN-3) (2004)[2].

14.2.4 Although it is relevant to the Scheme, there are no specific policies within the NPS for Electricity Networks Infrastructure (EN-5) which relate to contaminated land and the Scheme.

14.2.5 The National Planning Policy Framework (NPPF) (2024)[3], and the accompanying online Planning Practice Guidance (PPG)[4] are also important and relevant and the ES for the Scheme has taken them into account.

14.2.6 Relevant sections of these policies in relation to socio-economics, development land, and tourism are summarised in Table 14.1.

**Table 14.1 Summary of National Planning Policy**

| Document | Policy / Paragraph Reference | Summary of Policy / Paragraph | Where addressed in the ES? |
|---|---|---|---|
| NPS EN-1 | Para. 5.11.6 | The government aims to ensure adequate high-quality open spaces and sports facilities to meet community needs, promoting healthy living and enhancing quality of life. | Paragraph 14.6.31-33 of this chapter identifies community facilities and open space close to the Site. |
| | Para. 5.11.8 | The Environmental Statement (ES) should identify current and proposed land uses near the project, assess the impact of the project on existing or proposed developments, and consider land contamination risks on previously developed land. | Paragraph 14.6.21 - 40 of this chapter identifies development land in and near the Site in relation to residential, business, education, community, and tourism. Section 14.6. 41 - 43 identifies known future development proposals. Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects on these facilities. |
| | Para. 5.11.23 | Although direct mitigation of an energy project's impact on the site may be limited, applicants should minimise effects on existing or planned uses through good design and soil protection during construction. | Section 14.7 of this chapter identifies the embedded mitigation measures that relate to socio-economic factors, and Section 14.9 considers additional mitigation measures. |
| | Para. 5.11.30 | Public rights of way, National Trails, and access to land are key recreational facilities. Applicants should mitigate adverse effects on these and consider opportunities to improve or create new access routes. | Paragraph 14.7.1 of this chapter identifies the embedded mitigation measures that relate to public rights of way and associated access with regard to socio-economic factors, and Section 14.9 considers additional mitigation measures. |
| | Para. 5.13.2 | If a project has local or regional socio-economic impacts, the applicant should assess these in the ES. | Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects of the Scheme. |

| Document | Policy / Paragraph Reference | Summary of Policy / Paragraph | Where addressed in the ES? |
|---|---|---|---|
| | Para. 5.13.3 | Applicants are encouraged to engage with local authorities early in the project to understand local or regional issues and opportunities. | Section 14.3 of this chapter considers consultation and engagement in relation to socio-economic issues. |
| | Para. 5.13.4 | The applicant's assessment should cover all relevant socio-economic impacts, including job creation, contributions to low-carbon industries, local infrastructure improvements, effects on tourism, and potential changes in local population dynamics due to construction. | Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects and describes relevant impacts and effects at construction, operation, and decommissioning stages. |
| | Para. 5.13.5 | Applicants should describe the existing socio-economic conditions in the development area and align their assessment with local planning policies. | Section 14.6 of this chapter provides an assessment of current and future baseline conditions, demographic factors including population and deprivation, employment, the local economy and labour market, and local services. |
| | Para. 5.13.7 | Applicants should consider creating accommodation strategies for construction and decommissioning phases, including temporary housing for workers if necessary. | Section 14.8, Paragraphs 14.8.7 - 11 of this chapter considers accommodation requirements in relation to construction work. Consideration with regard to decommissioning is given in Paragraph 14.8.62 - 88. |
| | Para. 5.13.8 | The Secretary of State should consider whether mitigation measures, such as high-quality design, are needed to address adverse socio-economic impacts. | Section 14.7 of this chapter identifies the embedded mitigation measures that relate to socio-economic factors, and Section 14.9 considers additional mitigation measures. |
| | Para. 5.13.9 | The Secretary of State should consider all socio-economic impacts identified | Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects and describes relevant impacts |

| Document | Policy / Paragraph Reference | Summary of Policy / Paragraph | Where addressed in the ES? |
|---|---|---|---|
| | | by the applicant and other relevant sources. | (including tourism) at construction, operation, and decommissioning stages. |
| | Para. 5.13.10 | Assertions of socio-economic impacts without supporting evidence may be given limited weight by the Secretary of State, especially considering the need for energy infrastructure | Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects based on a robust and evidenced methodology. |
| | Para. 5.13.11 | The Secretary of State should evaluate any positive measures proposed by the applicant to mitigate impacts and consider options for phased development. | Section 14.7 of this chapter identifies the embedded mitigation measures that relate to socio-economic factors, and Section 14.9 considers additional mitigation measures. |
| | Para. 5.13.12 | The Secretary of State may require local authority approval of an employment and skills plan, detailing initiatives for local employment, skills development, and educational engagement. | Section 14.7 of this chapter identifies the embedded mitigation measures that relate to socio-economic factors, along with enhancement measures. |
| NPS EN-3 | Para. 3.3.20 | Solar energy is crucial for achieving the government's energy independence and affordability goals for 2050. The British Energy Security Strategy aims for a five-fold increase in solar deployment by 2035, supporting solar projects co-located with other functions like agriculture or storage to optimise land use efficiency. | Section 14.8.55 identifies how the Scheme will contribute to the new ambitions of The Solar Roadmap (June 2025) in achieving the significant increased target for solar deployment by 2030. |
| | Para. 3.10.60 | Applicants should outline what infrastructure will be decommissioned and removed after the generating station's operational life, considering the potential benefits of retaining certain elements for ecological or socio-economic reasons, such as underground cabling | Section 14.8.64 of this chapter identifies the infrastructure that would be removed at the decommissioning stage together with assessed socio-economic effects. |

| Document | Policy / Paragraph Reference | Summary of Policy / Paragraph | Where addressed in the ES? |
|---|---|---|---|
| | | or site infrastructure like pathways or substations. | |
| NPPF | Para. 85 | Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. This is particularly important where Britain can be a global leader in driving innovation. | Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects and describes relevant impacts (including tourism) at construction, operation, and decommissioning stages. The positive benefits, in particular with regard to employment and Gross Value Added generation, are highlighted. |
| | Para. 88 | Planning should enable: (a) Sustainable business growth in rural areas, through both conversions and new buildings (b) Development and diversification of agricultural and rural businesses (c) Sustainable rural tourism and leisure that respects the countryside (d) Retention and enhancement of local services and community facilities. | Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects and describes relevant impacts (including tourism) at construction, operation, and decommissioning stages. The impacts of the proposed change of use are identified, as are the effects on local services and facilities. |
| | Para. 96 | Planning should aim to create healthy, inclusive, and safe places by: (a) promoting social interaction (b) Ensuring safety and accessibility to prevent crime and promote community cohesion, with well-designed routes and public spaces (c) Supporting healthy lifestyles with safe green infrastructure, sports facilities, and access to healthy food. | Section 14.7 of this chapter refers to the embedded mitigation measures that relate to associated factors alongside socio-economics, that will affect people's quality of life. |
| | Para. 98 | To meet community needs, planning should: (a) Plan positively for shared spaces and community facilities to | Section 14.8 of this chapter includes a consideration of |

| Document | Policy / Paragraph Reference | Summary of Policy / Paragraph | Where addressed in the ES? |
|---|---|---|---|
| | | enhance community sustainability (b) Support the delivery of local strategies for health, social and cultural wellbeing (c) Protect valued facilities and services to ensure community needs are met (d) Ensure the development and retention of established shops and services for community benefit (e) Ensure an integrated approach to housing, economic uses and community infrastructure. | the impact of the scheme on community assets. |
| | Para. 104 | Planning should protect existing open space, sports and recreational buildings and land, including playing fields and formal play spaces. | Section 14.8 of this chapter includes a consideration of the impact of the Scheme on community assets including open space and sports fields. |

### Local Policy

14.2.7 The Scheme lies within the administrative boundaries of Bedford Borough Council (BBC) and Huntingdonshire District Council (HDC), with HDC being a two-tier authority with Cambridgeshire County Council. Planning policy of relevance to the assessment that will be considered includes:

- Bedford Borough Local Plan 2030[5];
- Huntingdonshire Local Plan to 2036[6]; and
- Great Staughton Neighbourhood Plan to 2036[7].

14.2.8 Relevant local planning policies from the above documents are summarised in Table 14.2.

**Table 14.2 Summary of Local Planning Policy**

| Document | Policy / Paragraph Reference | Summary of Policy / Paragraph | Where addressed in the ES? |
|---|---|---|---|
| Bedford Borough Local Plan 2030 | Para. 11.7 | Economy: Objective to maintain attractiveness of the Borough and sustain growth by attracting a range of new employment opportunities. | Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects and describes relevant impacts (including tourism) at construction, operation, and decommissioning stages. |
| | Policy 56/57 | Renewable energy projects will be supported (a) within specified locations and (b) subject to impacts including (iv) Local land use, social and economic impacts. | The site is situated in a less-favoured location (see Paragraph 14.8.61) of this chapter.<br>Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects and describes relevant impacts (including tourism) at construction, operation, and decommissioning stages. |
| | Policy 99 | Loss of sports facilities will only be supported if surplus to needs or with alternative provision. | Section 14.8 of this chapter includes consideration of the impact of the scheme on community assets including open space and sports fields. |
| Huntingdonshire Local Plan 2036 | Section 6 | Economy: To build a Strong, Competitive Economy – including to promote a vibrant rural economy. | Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects and describes relevant impacts (including tourism) at construction, operation, and decommissioning stages. |
| | Policy LP 35 - Renewable | Proposals will be supported | Section 14.7.1 of this chapter identifies the |

| Document | Policy / Paragraph Reference | Summary of Policy / Paragraph | Where addressed in the ES? |
|---|---|---|---|
| | and Low Carbon Energy | where all potential adverse impacts can be made acceptable. | embedded mitigation measures that relate to socio-economic factors, and Section 14.7.9 considers additional mitigation measures. |
| | Policy LP 22 Local Services and Community Facilities | Objective: To support local facilities and services to provide for the needs of the local community. | Section 14.8 of this chapter includes a consideration of the impact of the scheme on community assets including open space and sports fields. |
| Great Staughton Neighbourhood Plan 2036 | Policy GSNP 19 - Protect Local Services and Facilities | Protecting existing local services and facilities from adverse development proposals. | Section 14.8 of this chapter includes a consideration of the impact of the scheme on community assets including local businesses, open space and sports fields. |

## Guidance

14.2.9 Economic guidance to be considered includes:

- Cambridgeshire and Peterborough Combined Authority Economic Growth Strategy (2022)[8];
- Huntingdonshire Economic Growth Strategy 2030[9]; and
- Bedford Borough Economic Prosperity Plan 2028[10].

**Table 14.3 Summary of Economic Guidance**

| Document | Policy / Paragraph Reference | Summary of Policy / Paragraph | Where addressed in the ES? |
|---|---|---|---|
| Cambridgeshire and Peterborough Economic | Section 3 (A Model for Good Growth) | Objective: To grow the economy while reducing inequality; and Ensure transition | Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects and |

| Document | Policy / Paragraph Reference | Summary of Policy / Paragraph | Where addressed in the ES? |
|---|---|---|---|
| Growth Strategy (2022) | | to a green, low-carbon, economy. | describes relevant impacts (including tourism) at construction, operation, and decommissioning stages. |
| Huntingdonshire Economic Growth Strategy 2030 (Draft) | Section 3 (Huntingdonshire's Economic Growth Strategy) | Objective: A prosperous, resilient and dynamic economy which provides the foundation for Huntingdonshire to be a good place to live, work and visit. | Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects and describes relevant impacts (including tourism) at construction, operation, and decommissioning stages. |
| Bedford Borough Economic Prosperity Plan 2028 | Vision Statement, Page 7 | Objective: To create a diverse economy focussed on development of businesses, jobs, wages, and Gross Value Added. | Section 14.8 of this chapter provides an assessment of likely significant socio-economic effects and describes relevant impacts (including tourism) at construction, operation, and decommissioning stages. |

## 14.3 Consultation and Engagement

### Scoping

14.3.1 Scoping of this assessment was undertaken as part of a wider environmental impact assessment (EIA) scoping exercise, the findings of which were recorded in **ES Vol 2 Appendix 4-1: EIA Scoping Report [EN010141/DR/6.2]** that was submitted in October 2023.

14.3.2 A Scoping Opinion was received in December 2023 as presented in **ES Vol 2 Appendix 4-2: EIA Scoping Opinion [EN010141/DR/6.2]**. The feedback received from PINS and stakeholders within the Scoping Opinion has been reviewed and the points relating to this chapter are summarised in Table 14.4 below.

**Table 14.4 Scoping responses with respect to Socio-Economic Effects**

| Consultee | Summary of Comments | Response to Consultation |
|---|---|---|
| Planning Inspectorate | ID 3.7.1 - Socio-economics, land use and tourism]<br>The Applicant proposes to scope out an assessment of socio-economics, land use and tourism from the ES on the basis that the most notable effects would be temporary and only occur during the construction and decommissioning phases of the Proposed Development.<br>The Inspectorate considers that whilst the construction and decommissioning phases may be relatively short, the potential for significant effects remains and the impacts should be appropriately assessed in the ES. The Scoping Report provides limited information to justify scoping out an entire assessment of socio-economic, land use and tourism effects, particularly with regards to construction and decommissioning. The Inspectorate cannot agree to scope out an assessment of | The assessment has been revised to scope in and assess socio-economic, development land, and tourism impacts. |

| Consultee | Summary of Comments | Response to Consultation |
|---|---|---|
| | socio-economics, land use and tourism at this stage. The ES should provide an assessment of this aspect, with the matters to be scoped into the assessment as discussed below. | |
| Planning Inspectorate | ID 3.7.2 - Employment and Gross Value Added (GVA)]<br><br>The Applicant proposes to scope out these matters on the basis that permanent employment and Gross Value Added benefits arising at each phase of the Proposed Development are likely to be limited. Paragraph 13.5.4 of the Scoping Report notes that an estimated 200-300 workers may be required to relocate during the construction phase. However, a full estimate of the number of temporary workers required during the construction and decommissioning phases of the Proposed Development is not provided.<br><br>The Inspectorate is not content to scope out these matters and advises that the number and types of jobs created should be estimated in the ES and considered in the context of the available workforce in the area during each phase of the Proposed Development. The ES should also provide an estimate of the duration of temporary employment during the construction and decommissioning phases. | The assessment has been revised to scope in and assess employment effects as part of socio-economic, development land, and tourism impacts. |
| Planning Inspectorate | ID 3.7.3 - Effects on local services<br><br>The Scoping Report states that an estimated 200-300 workers may be required to relocate during the construction phase, however, the Applicant considers that the temporary increase in demand on health and other services during construction of the Proposed Development would only result in a marginal | The assessment has been revised to scope in and assess impacts on the availability of local accommodation and services during the construction and decommissioning phases as part of socio-economic, development land, and tourism impacts. |

| Consultee | Summary of Comments | Response to Consultation |
|---|---|---|
| | effect on local services and proposes to scope this matter out of further assessment.<br><br>The Inspectorate considers that the ES should define a worst-case scenario of construction worker numbers and assess impacts on the availability of local accommodation and services during the construction and decommissioning phases. | |
| Planning Inspectorate | ID 3.7.4 - Volume and value of visitor economy – construction and decommissioning<br><br>The Applicant proposes to scope out this matter on the basis that the local area is not a well-established tourism destination and potential effects during construction and decommissioning would be mitigated through a CEMP. However, the Scoping Report states that there is a range of visitor accommodation in the area.<br><br>Whilst the Inspectorate notes the geographical location and separation of the Proposed Development from the nearest settlements, tourism is not restricted to these settlements and limited justification is provided to explain how mitigation measures might be implemented to limit impacts to the visitor economy. In the absence of information detailing the measures proposed to mitigate effects during construction and decommissioning, the Inspectorate considers that the ES should include an assessment of visitor economy effects during the construction phase and identify any likely impacts during the decommissioning phase. | The assessment has been revised to scope in and assess impacts on the visitor economy as part of socio-economic, development land, and tourism impacts. |
| Planning Inspectorate | ID 3.7.5 - Volume and value of visitor economy - operation | No action. |

| Consultee | Summary of Comments | Response to Consultation |
|---|---|---|
| | The Inspectorate considers that due to the limited number of workers estimated to be at the site at any one time during operation of the Proposed Development, significant effects are not likely to occur and agrees that this matter can be scoped out of further assessment. | |
| Planning Inspectorate | ID 3.7.6 - Fiscal impacts<br>The Scoping Report states that fiscal impacts from the Proposed Development would be minor, however no figures for potential fiscal benefits have been provided. Without additional information it is not possible to assess the significance of potential effects and the Inspectorate cannot agree to scope this matter out at this stage. The ES should include an assessment of fiscal impacts during operation of the Proposed Development or provide information to demonstrate the absence of LSE. | The assessment has been revised to scope in and assess fiscal impacts as part of socio-economic, development land, and tourism impacts. |
| Planning Inspectorate | ID 3.7.7 - Data sources<br>The data sources included should state the age of the data, so it is clear whether the most up to date information is used, and if not, then the ES should provide justification to explain why the information included in the assessment represents the most robust baseline. | The assessment has been revised to ensure that the most up-to-date relevant information sources are included and referenced as part of socio-economic, development land, and tourism impacts assessment. |

## Statutory Consultation

14.3.3 Statutory consultation on the project took place between September 2024 and October 2024. This included consultation on the Preliminary Environmental Information Report (PEIR) which contained a preliminary assessment of

socio-economic effects. The feedback received from statutory consultees is summarised within Table 14.5.

**Table 14.5 PEIR consultation responses with respect to Socio-Economic Effects**

| Consultee | Summary of Comments | Response to Consultation |
|---|---|---|
| Bedford Borough Council | BBC notes that the value of infrastructure investment and the potential for local employment opportunity that this scheme represents will be of interest to Members and will need more detailed assessment in the Applicant's report. | The assessment has been revised to scope in and assess impacts on employment generation and Gross Value Added, tourism and the visitor economy, and effects on private and community assets as part of socio-economic, development land, and tourism impacts. |
| Hail Weston Parish Council | Of relevance to Socio-Economics, Land use and Tourism, it was requested that the potential impact on green spaces is 'scoped in' to the assessment. | The assessment has been revised to ensure that green spaces, parks and sports fields have been included within the identification of relevant community facilities within a 2km radius of the site. |

## 14.4 Assessment Methodology

14.4.1 This section sets out the scope and methodology for the socio-economics, development land, and tourism assessment of the Scheme.

### Approach

14.4.2 There is currently no statutory guidance on the methodology for undertaking assessments of socio-economic, development land, and tourism effects. The assessment follows professional judgement and best practice methodology from other assessments undertaken on comparable energy infrastructure schemes.

14.4.3 The Scheme has the potential to have a range of temporary and longer-term effects. For the purposes of this ES chapter, due consideration is given to the Scheme in terms of effects on the following:

- Employment generation (temporary and longer-term), including multiplier effects (i.e. indirect benefits for the local area and the region resulting from supply chain activity and induced employment created through increased spending across the study area), including potential training benefits and apprenticeship opportunities;
- Gross Value Added (GVA), including multiplier effects (i.e. indirect benefits for the locality and region), and Fiscal Effects from business rates;
- Impacts on tourism and the visitor economy in terms of attractions and effects on local accommodation facilities to support a temporary influx of workers;
- Public Rights of Way (PRoW) and other routes insofar as diversions or stopping up would affect the visitor economy;
- Changes of development land within the Order Limits and any changes to accessibility and amenity for receptors beyond the Order Limits; and
- Other local assets, including residential properties, business premises, public health and education services, and community facilities.

## Study Area

14.4.4 The Site is located within the administrative areas of HDC and BBC.

14.4.5 It is set within a predominantly rural location with surrounding land uses comprising agriculture and residential dwellings in three small villages, two hamlets, and scattered residential properties.

14.4.6 The impacts of the Scheme with respect to socio-economics, development land, and tourism are considered at varying spatial levels according to the likely extent of the effects under consideration:

- **Economic impacts** – the potential economic impacts of the Scheme are considered in relation to a 30-minute and 90-minute drive times from the Site as these are considered to represent the principal Travel to Work Area (TTWA) relative to the local labour market in relation to permanent and temporary construction/decommissioning work respectively.
- **Tourism impacts** – the potential tourism impacts of the Scheme are considered in relation to a 30-minute drive time from the Site in terms of visitor accommodation (representing the area within which construction workers are most likely to seek temporary lodging) and in proximity to the Site (500 metres) with regard to visitor attractions as these are most likely to be affected by on-site activity, visual impact and travel to and from the Site. In addition, the potential effects with specific reference to tourism are assessed in relation to PRoW located within the Site and in the immediate proximity (within 500 metres) reflecting any effects on closures or diversions resulting from the Scheme.
- **Development land** – the potential effects on development land are considered in relation to the Site itself and within its immediate proximity (500 metres) with regard to current and possible future uses.
- **Local services** – the potential impacts of the Scheme on housing and businesses are considered in respect of those in close proximity (500 metres) as these are most likely to be affected by on-site activity and travel to and from the Site. Potential effects on schools and community facilities

are considered on a distance of up to 2 kilometres on the basis of statutory or other catchment areas.

## Sources of Information

14.4.7 Baseline data illustrating the existing conditions within and surrounding the Site has been collected through a desk-based research exercise using publicly available sources, documents, and web-based applications.

14.4.8 Sources of information are based on standard published datasets and national statistics. These sources include:

- Ministry of Housing, Communities and Local Government (MHCLG) (2019) English Indices of Deprivation 2019 (2019)[11];
- Office for National Statistics (ONS) 2011 and 2021 Census Data[12];
- ONS (2023) UK Business Register and Employment Survey: Open Access 2023[13];
- ONS (2024) Population estimates for the UK, England, Wales, Scotland and Northern Ireland: 2023 Mid-Year Population estimates (2023)[14];
- ONS (2025) Annual Population Survey 2024[15];
- Experian (2025) Economic Forecasts 2025 (2025)[16];
- University of Exeter (n.d.) Outdoor Recreation Valuation Tool (ORVal)[17];
- Visit Britain (2025) Research and Insights. UK short-term rentals[18]; and
- CoStar (2025) Hotel and Guest Accommodation Occupancy Rates for 2024[19].

## Assessment Methodology

### Additionality

14.4.9 Additionality is a real increase in social value that would not have occurred in the absence of the intervention as defined in the glossary to the HM Treasury Green Book 2022[20]. Additionality assumptions, consistent with the HM Treasury 'Green Book' 2022 as revised take account of:

- **Leakage** – which is the extent to which effects "leak out" of a target area into others;
- **Displacement** – which is the extent to which an increase in economic activity or other desired outcome is offset by reductions in economic activity or other desired outcome in the area under consideration or in areas close by;
- **Substitution** – where firms substitute one type of labour for another to benefit from an intervention but do not increase employment or output;
- **Multiplier effects** – which refer to further economic activity (jobs, expenditure, or income) within 'tradable' sectors, i.e. those the output of which applies outside the local area and/or 'non tradable' sectors which applies to occupations the output of which is mostly only deliverable within the local area; and
- **Deadweight** – which refers to allowing for outcomes that would have taken place without the intervention under consideration. It applies to any proposed intervention, and it will be revealed when the total outcome of an option for intervention is compared with business as usual, the 'BAU'.

14.4.10 Additionality has been calculated by considering the overall job gains to the area, then factoring in the level of leakage, the number of displaced/substituted jobs and multiplier effects (such as supply chains and worker spending related jobs) and allowing for deadweight.

14.4.11 The values and justification that have been allocated within the calculation of additionality in relation to the construction, operational, and decommissioning phases, enables the tailored calculation of the net additional employment and economic impacts.

**Significance**

14.4.12 For socio-economics, there is no accepted definition of what constitutes a significant (or not significant) socio-economic effect. However, it is recognised that 'significance' reflects the relationship between the sensitivity (or value) of the affected resource or receptor and the scale of effect (magnitude). As such

the significance criteria of socio-economic effects has been assessed based on expert judgment and professional experience, and relies on the following considerations:

- **Sensitivity of resources/receptors**: The assessment takes account of the qualitative (rather than quantitative, specific, values) 'sensitivity' of each receptor and, in particular, the receptor's ability to respond to change (where appropriate);
- **Magnitude of impact**: this entails consideration of the size of the effect on people or business in the context of the area in which effects will be experienced; and
- **Scope for adjustment**: the assessment is concerned in part with economies. These adjust themselves continually to changes in supply and demand, and the scope for the changes brought about by the Scheme to be accommodated by market adjustment will therefore be a criterion in assessing significance.

14.4.13 Criteria for receptor sensitivity and impact magnitude are set out below (although specific sensitivity values are not attributed to socio-economic receptors as explained above), which have been grouped as follows:

- Economic impacts (covering employment and GVA effects, and business rates (NNDR));
- Tourism impacts (visitor economy, accommodation of temporary workers, and PRoW);
- Private and community assets (including impacts on local accommodation services); and
- Development land.

14.4.14 The 'significance of effect matrix' has been provided following the receptor sensitivity and impact magnitude criteria (see para. 14.4.28).

14.4.15 Principal amenity impacts on residential properties, business premises, and community facilities have been informed by other assessments, specifically

**ES Vol 1 Chapter 9: Traffic and Transport [EN010141/DR/6.1]**), and assessed against the significance criteria using these assessments and professional judgement.

### Economic impacts

14.4.16 The following criteria have been set to assess the effects on receptors relating to economic factors, focusing particularly on the number of jobs arising from the Scheme and resultant economic value generated, and fiscal effects.

14.4.17 The sensitivity criteria used to inform the assessment on socio-economic receptors (including businesses, workers, and local residents) is defined based on their capacity to respond to changes in economic factors as set out in Table 14.6:

**Table 14.6 Economic impact – sensitivity criteria**

| Sensitivity | Description |
|---|---|
| High | Receptors with little or no capacity to adapt to changes in economic conditions without substantial impact on livelihoods or viability. |
| Medium | Receptors with moderate adaptability, where change could cause temporary disruption but is unlikely to result in structural harm. |
| Low | Receptors with strong resilience, diversified income sources, or wide geographic markets. |
| Very Low | Receptors unlikely to be materially affected as a result of the Scheme. |

14.4.18 The magnitude of impact criteria which have been used to assess the socio-economic receptors is based on the scale and duration of change to the local or regional economy as set out in Table 14.7:

**Table 14.7 Economic impact – magnitude criteria**

| Magnitude | Description |
|---|---|
| High | Large, concentrated economic changes |
| Medium | Noticeable changes |

| Magnitude | Description |
|---|---|
| Low | Minor changes |
| Negligible | Barely perceptible or non-material changes |

### Tourism impacts

14.4.19 The following criteria have been set to assess the effects on the visitor economy, accommodation of temporary workers, and PRoW users - the latter focusing on the impact of severance or diversion of existing routes and the resulting changes in journey lengths and times and local travel patterns with regard to visitors. Effects on PRoW are considered in relation to recreational and tourism use only; access and connectivity impacts are addressed under **ES Vol 1 Chapter 9: Traffic and Transport [EN010141/DR/6.1]**).

14.4.20 The sensitivity criteria used to inform the assessment on socio-economic receptors relating to tourism are as follows (Table 14.8):

**Table 14.8 Tourism – sensitivity criteria**

| Sensitivity | Description |
|---|---|
| High | Attractions, tourism businesses, or accommodation providers that are directly dependent on a unique landscape or PRoW setting; or rural visitor destinations with no alternative access |
| Medium | General tourism offer or accommodation providers with moderate reliance on local landscape character, tranquillity, or route-based visitation |
| Low | Businesses or assets that are part of a broader or resilient visitor economy, or are adaptable in location/type |
| Very Low | Urban, vehicle-based or multi-purpose accommodation/services with minimal tourism dependency; visitor behaviour unlikely to be influenced |

14.4.21 The magnitude of impact criteria which have been used to assess the socio-economic receptors relating to tourism are set out in Table 14.9:

Table 14.9 Tourism – magnitude criteria

| Magnitude | Description |
|---|---|
| High | Long-term or permanent loss of access, amenity or visual/character setting for visitor attractions, or displacement of visitor accommodation without local alternatives |
| Medium | Temporary or seasonal loss of access or amenity, including visual disruption or noise affecting tourism experience or occupancy level |
| Low | Minor disruption (e.g. construction traffic, partial PRoW diversion) or perceptual change that may affect visitor behaviour slightly but is unlikely to influence destination choice |
| Negligible | No material effect on visitor numbers, behaviour, or experience. No influence on accommodation usage or tourism-based revenue |

### Private and Community Assets

14.4.22 The following criteria have been set to assess the effects on other private and community assets which comprise residential properties, business premises, community facilities, visitor attractions, and local accommodation services.

14.4.23 The sensitivity criteria used to inform the assessment on socio-economic receptors relating to the ability to access and use private and community assets are set out in Table 14.10:

Table 14.10 Private and community assets – sensitivity criteria

| Sensitivity | Description |
|---|---|
| High | Assets of critical social function or uniqueness. |
| Medium | Community assets of general value but with some available alternatives |
| Low | Assets of low community reliance or with many alternative |
| Very Low | Vacant, disused or peripheral assets with minimal public function. |

14.4.24 The magnitude of impact criteria which have been used to assess the socio-economic receptors relating to the ability to access and use private and community assets are set out in Table 14.11:

Table 14.11 Private and community assets – magnitude criteria

| Magnitude | Description |
|---|---|
| High | Permanent loss or major interference with use/function. |
| Medium | Noticeable disruption or temporary closure. |
| Low | Minor nuisance or perceptual impact. |
| Negligible | No material interference or very brief disruption. |

### Development Land

14.4.25 The following criteria has been set to assess the effects on development land within the study area. This assessment considers temporary and longer-term take of land for the Scheme, and any other ways in which the Scheme conflicts with, hinders, or otherwise adversely affects development land within or nearby to the Order Limits.

14.4.26 The sensitivity criteria used to inform the assessment on socio-economic receptors are set out in Table 14.12:

Table 14.12 Development Land – sensitivity criteria

| Sensitivity | Description |
|---|---|
| High | Land of critical importance to economic or social development uses. |
| Medium | Land of moderate importance to economic or social development uses, but with some alternatives. |
| Low | Land of low importance to economic or social development uses, but with many alternatives. |
| Very Low | Land of very low importance to economic or social development uses, and with substantial other alternatives. |

14.4.27 The magnitude of impact criteria which have been used to assess the socio-economic receptors relating to development land are set out in Table 14.13:

Table 14.13 Development Land – magnitude criteria

| Magnitude | Description |
|---|---|
| High | Permanent loss of development-allocated land that permanently affects the integrity and value of development land resources. |
| Medium | Long-term but reversible loss of such land or an impact that negatively affects the value of development land resources. |
| Low | Short-term or partial loss or an impact that negatively affects the value of development land resources to a limited extent. |
| Negligible | No functional land loss or an impact which is a very minor loss to the value of development land resources. |

## Significance of Effect

14.4.28 Socio-economic and other effects reflect the relationship between the sensitivity of the affected receptor and the magnitude of the impact. The assessment of the significance of effects can be determined in accordance with Table 14.14:

Table 14.14 Significance of Effect

| Magnitude | Sensitivity | | | |
|---|---|---|---|---|
| | High | Medium | Low | Very Low |
| **High** | Major | Major | Moderate | Minor |
| **Medium** | Major | Moderate | Minor | Negligible |
| **Low** | Moderate | Minor | Negligible | Negligible |
| **Very Low** | Minor | Negligible | Negligible | Negligible |

14.4.29 Where a level of effect is defined as Major or Moderate then the effect is likely to be considered significant in Environmental Impact Assessment (EIA) terms i.e. an impact that is likely to be a key material factor in the decision-making process.

## Timescales

14.4.30 Temporal impacts in this report are broadly defined as follows:

- Short-term - referring to impacts that occur and are resolved within a few years, typically within 0-3 years.
- Medium-term - usually covers impacts that last from 3 to 10 years.
- Long-term - applying to impacts that persist for more than 10 years.

## 14.5 Assumptions and Limitations

14.5.1 The assessment presented in this chapter is based on **ES Vol 1 Chapter 2: The Scheme [EN010141/DR/6.1]**, including **ES Vol 2 Appendix 2-1: Indicative Construction Phasing and Resource Schedule [EN010141/DR/6.2]**.

14.5.2 The assessment of the significance of effects has been carried out, as far as possible, against a benchmark of current socio-economic baseline conditions prevailing around the Scheme, within the limitations of available datasets. The most recently available data sources have been used in this assessment, although it should be noted that baseline data can be subject to a time lag between collection and publication. As with any datasets, these conditions may be subject to change over time which may influence the findings of the assessment.

## 14.6 Baseline Conditions

14.6.1 This section describes the baseline environmental characteristics with specific reference to socio-economics, development land, and tourism.

14.6.2 The potential impacts arising from the Scheme are assessed relative to the baseline conditions and benchmarked against regional and national standards where appropriate. These include:

- Existing site and development land;
- Population and deprivation;
- Employment;
- Local economy and labour market; and
- Local services.

### Existing Baseline

#### Existing site and Study Area

14.6.3 A description of existing conditions within and surrounding the Order Limits is provided within **ES Vol 1 Chapter 1: Introduction [EN010141/DR/6.1]**.

14.6.4 Within the Order Limits and the immediately adjacent area, the area is predominantly used for agricultural purposes, characterised by large-scale regular arable fields across several landholdings with villages and scattered residential dwellings.

#### Population and deprivation

14.6.5 According to ONS Mid-Year Population Estimates (June 2023), the population of the study area has increased from 327,879 in 2011 to 375,957 in 2023, representing a 14.7% increase over the period. This growth exceeds that of the East of England (10.3%) and England (8.8%) over the same period. Within the study area, population growth was highest in Bedford, where the population increased by 20.3% from 157,840 in 2011 to 189,891 in 2023.

14.6.6 In 2023, 61.9% of the population (232,790) in the study area was of working age (defined by the ONS as those aged 16 to 64). This proportion of the population of a working age is broadly comparable to the rate for the East of England (61.3%) and England (62.9%) as a whole. More specifically, the working age proportion of the population in both Huntingdonshire (61.3%) and Bedford (62.5%) very closely aligns with the comparator areas.

14.6.7 Table 14.15 illustrates how the age breakdown within the study area compares with the East of England and England as a whole.

**Table 14.15: ONS Mid-Year Population Estimates**

| Age | Study Area | East | England |
|---|---|---|---|
| Aged 0 to 15 | 19.2% | 18.8% | 18.5% |
| Aged 16 to 64 | 61.9% | 61.3% | 62.9% |
| Aged 65+ | 18.9% | 19.9% | 18.6% |

14.6.8 The most recent data, from the Annual Population Survey (December 2024) shows that 41.9% of working age residents within the study area have a degree level qualification or higher (Regulated Qualifications Framework (RQF) Level 4+). This figure is comparable to that of the East of England (43.8%), though does remain lower than England (47.1%) as a whole. While only 38.8% of working age residents in Huntingdonshire have RQF Level 4+, the study area's figure is uplifted by Bedford, where just under 45% of working age residents have such qualifications. In addition to this, 9.5% of the working age population in the study area hold no or other qualifications, which exceeds the proportion in the East of England (9.0%) yet remains notably lower than that of the whole of England (10.8%).

14.6.9 Based on the 2019 Indices of Multiple Deprivation (IMD), which is measured at local authority level and ranks Local Authorities out of 317 districts (where 1 is the most deprived), the areas of interest within the study area are ranked as following:

- Huntingdonshire is ranked as the 247th most deprived LA local authority in England. Of 105 Lower Layer Super Output Areas (LSOAs) within Huntingdonshire, none are within the top 10% most deprived, and only 2 LSOAs are within the top 20% most deprived in England; and
- Bedford is ranked as the 156th most deprived local authority in England. Of 103 LSOAs within Bedford, 4 are within the top 10% most deprived in England.

14.6.10 At the more local level, the Bedford 004E 'Lower Super Output Area' lies in close proximity to the south of the Site and overall is amongst the 40% most deprived neighbourhoods in the country with two particularly acute issues on which it lies within the 10% most deprived neighbourhoods as follows:

- Barriers to Housing and Services – Bedford Borough Council's 'Local Insight' mapping tool suggests that this LSOA is particularly lacking in terms of connectivity and the ability of residents to conveniently access local services; and
- Living Environment – which encompasses the quality of housing and issues with the local environment.

**Employment**

14.6.11 According to Annual Population Survey data, the number of employees (16-64 years old) across the study area reached 156,000 in the year up to December 2024. This equates to 67.0% of the study area's working age population, which exceeds the proportion across both the East of England (65.4%) and the rest of England (64.2%).

14.6.12 According to the same dataset, in 2024 the study area's average economic activity rate (amongst 16-64-year-olds) was 76.9%, comprising 81.5% in Huntingdonshire and 72.4% in Bedford. This economic activity rate closely aligns with those observed across the East of England (77.5%) and the rest of England (76.7%).

14.6.13 The claimant count records those individuals who are unemployed and claiming job seekers allowance or other unemployment relates benefits. Across the study area, the number of claimants as a proportion of the population aged 16-64 was 3.5% as of May 2025. Bedford's claimant count as a proportion of working age population (4.7%) is considerably higher than Huntingdonshire's (2.4%), yet the study area's combined rate remains comparable with that of the East of England (3.4%) and England (4.2%).

14.6.14 In terms of place of work, a significant proportion of residents live and work from home, with main commuting flows being within a distance of 10 km to Huntingdon and St Neots, with more modest flows to Bedford and Cambridge in the wider local area.

**Local economy and labour market**

14.6.15 According to the ONS small area GVA estimates, the GVA per head of population of the study area is £26,234. This figure is lower than the figures across the comparator areas of the East of England (£29,265) and the whole of England (£33,632). Within the study area, the estimated GVA per head for Bedford is £25,083, whilst that of Huntingdonshire is £27,410.

14.6.16 Table 14.16 presents a detailed breakdown of employment by broad industrial group across the study area and its comparators. Based on the most recent Business Register and Employment Survey (2023), the highest levels of employment in the study area are recorded in Wholesale and Retail trade, Repair of Vehicles and Motorcycles (15.9%), Health (13.1%), and Manufacturing (9.5%). Of these prevalent broad industrial groups, the proportion of workers in Manufacturing is considerably higher than the levels seen in the two comparator areas of the East of England (7.2%) and the whole of England (7.3%). This prevalence of manufacturing is largely driven by Huntingdonshire, where 13.2% of employment is within the broad industrial group.

14.6.17 Construction accounts for 5.4% of employment within the study area, which exceeds the level across the whole of England (4.8%) whilst remaining lower than the level across the East of England (6.2%).

14.6.18 The Mining, Quarrying, and Utilities broad industrial group (which includes employment from the generation of energy) comprises 1.9% of employment within the study area. This is comfortably higher than the proportion across the East of England (1.0%) and England as a whole (1.1%). Employment in customer service sectors relevant to the visitor economy (Accommodation and Food Services; Art, Recreation and Other Services) is 11.0% which is lower than the level for the East of England (11.7%) and England (12.4%).

**Table 14.16 Employment by industry**

| Industry | Study Area (%) | East of England (%) | England (%) |
|---|---|---|---|
| Agriculture, forestry & fishing | 1.4 | 1.4 | 1.2 |
| Mining, quarrying & utilities | 1.9 | 1.0 | 1.1 |
| Manufacturing | 9.5 | 7.2 | 7.3 |
| Construction | 5.4 | 6.2 | 4.8 |
| Wholesale and Retail trade, Repair of Vehicles and Motorcycles | 15.9 | 15.0 | 13.7 |
| Transportation & Storage | 5.6 | 6.0 | 5.1 |
| Accommodation and Food Services | 7.1 | 7.2 | 7.8 |
| Information & Communication | 3.3 | 3.3 | 4.7 |
| Financial & Insurance | 1.3 | 2.0 | 3.4 |
| Real Estate | 2.8 | 2.3 | 2.1 |
| Professional, scientific & technical | 7.1 | 8.6 | 9.7 |
| Business administration & support services | 7.1 | 11.0 | 8.8 |
| Education | 8.3 | 8.6 | 8.3 |
| Health and Social Work | 13.1 | 12.3 | 13.3 |
| Public administration and defence | 6.2 | 3.4 | 4.2 |

| Industry | Study Area (%) | East of England (%) | England (%) |
|---|---|---|---|
| Arts, Recreation & Other Services | 3.9 | 4.5 | 4.6 |

### Public Rights of Way

14.6.19 Some 37 PRoW cross the Order Limits (referenced within **ES Vol 1 Chapter 9: Traffic and Transport [EN010141/DR/6.1]**) and include a number of rights of way which are suitable for equestrian use, it is anticipated that access to all PRoW routes will be maintained during the construction phase. Where required, management structures will be put in place to ensure that all routes can be safely used, including separation of PRoW from construction activity and temporary diversion where necessary. Details of proposed PRoW management is set out in the **outline Public Rights of Way Management Plan [EN010141/DR/7.8]**.

14.6.20 None of the rights of way that cross East Park Sites A to D are part of national long-distance trails and none connect sites that are used by visitors, but the National Cycle Network Route No.12 (Enfield Lock in north London to Spalding) crosses the Cable Corridor - Site D to Eaton Socon Substation at Bushmead Road. Consequently, PRoW are not considered a key motivator of tourism visits.

### Local Services (including tourism)

14.6.21 There are no residential properties within the Order Limits.

14.6.22 The area around the Order Limits is mostly rural and sparsely populated, and where there are residential properties, they are largely stand-alone residential properties attached to large parcels of agricultural land.

14.6.23 There are a number of individual properties that lie within close proximity to the Order Limits, with examples including Rectory Farm, The Kangaroo, New

Farm, and Lodge Farm. The closest instances of residential properties can be found less than 100 metres away from the Order Limits.

14.6.24 In addition to the above instances, the more densely populated areas of Eaton Ford and Eaton Socon are located on the opposite (eastern) side of the A1, both within 2 km of the Order Limits.

14.6.25 A combination of CoStar and desk-based research suggests that there are no business premises located directly within the Order Limits.

14.6.26 However, there is a more extensive array of business premises within 500 metres of the site. The majority of these business premises are located within an industrial cluster on the edge of Eaton Socon and are located on the opposite (eastern) side of the A1. This cluster of industrial premises is 100–500 metres distance to the east of the southern-most point of the grid connection corridor.

14.6.27 Table 14.17 identifies a total of 100 business premises within 500 metres of the solar farm boundary using a combination of the CoStar property database and desk-based research methods. These are predominantly clustered around agricultural holdings and light industrial units, reflecting the rural economic character of the area. These broadly comprise:

- **Class B2 (General Industrial) and Class B8 (Storage & Distribution)** - typical of rural manufacturing, engineering, and logistics.
- **Class E(a) & E(b)** - retail, food, and service businesses.
- **Sui Generis (Agricultural)** - farm-based enterprises producing or distributing agricultural goods.
- **Unclassified/Other** - businesses with unclear or mixed-use designations.

**Table 14.17 Business premises**

| Business Premises | Approximate Distance from Site | Business Activity |
|---|---|---|
| ***Swineshead*** | | |

| Business Premises | Approximate Distance from Site | Business Activity |
|---|---|---|
| C&P Bird Bros | 100m north of the Order Limits | Produce Wholesaler |
| ***Pertenhall*** | | |
| Thatcher Harry Roberts | 200m east of Order Limits | Roofing Service |
| ***Keysoe*** | | |
| Carriagehire | 350m south west of Order Limits | Horse rental service |
| BPG | 350m south of Order Limits | Motorsports shop |
| Gen4 Limited | 300m south west of Order Limits | Software Company |
| Hayward Driving School | 400m south west of Order Limits | Driving school |
| PC Upgrade | 300m south west of Order Limits | Computer repair service |
| Seat belt Services | 300m south west of Order Limits | Car parts manufacturer |
| The Chequers Inn | 400m west of the Order Limits | Pub |
| ***Little Staughton*** | | |
| The Crown Inn | 150m east of Order Limits | Bar |
| Jordan's Garage | 400m east of Order Limits | Vehicle Repair shop |
| Penhazy Dog Retreat | Within 100m of Order Limits | Pet Boarding Service |
| Lodge Farm Bed & Breakfast | Within 100m of Order Limits | Bed & Breakfast |
| The Nest at Fifty Three | Within 100m of Order Limits | Aromatherapy Service |
| ***Great Staughton*** | | |
| Equiworld | 400m north west of Order Limits | Equestrian shop |
| Easy Car Parts | 500m north west of Order Limits | Car accessories shop |
| Gilbert Family Butchers | 500m north west of Order Limits | Butchers |
| Next Steps Veterinary Physiotherapy | 500m north west of Order Limits | Physiotherapist |
| C&S Auto Services | Within 100m of Order Limits | Mechanic |
| Rocket Ales | Within 100m of Order Limits | Brewery |

| Business Premises | Approximate Distance from Site | Business Activity |
|---|---|---|
| Artisan Florist English Petal and Herb Flower Farm | 400m north west of Order Limits | Florist |
| White Hart | 400m north east of Order Limits | Pub |
| May's Hair Lounge | 400m north east of Order Limits | Hairdresser |
| K9 Kuts – Professional Dog Grooming | 400m north east of Order Limits | Pet groomer |
| Still and Sons | 450m north east of the Order Limits | Wood stove shop |
| MJS Express | Within 100m of Order Limits | Trucking company |
| Rushey Self Storage | Within 100m of Order Limits | Self-Storage Facility |
| Zantra Ltd. | Within 100m of Order Limits | Farming Services |
| ***Hail Weston*** | | |
| Fairytale Marquees | 500m north east of Order Limits | Marquee hire service |
| Pavebase | 500m north east of Order Limits | Builder |
| **Duloe** | | |
| HOF Beauty | 500m west of Order Limits | Beauty Supply Store |
| Lillyvale | 500m west of Order Limits | Health and beauty shop |
| ***Eaton Socon*** | | |
| Brightman Brothers Tree Care | 300m west of Order Limits | Arborist and Tree surgeon |
| NFC Property Maintenance | Within 100m of Order Limits | Property Maintenance |
| Love Balloons Bedfordshire | 200m south of Order Limits | Balloon shop |
| RJW Machinery Sales | 500m south of Order Limits | Lawn mower shop |
| The White Horse | 500m east of Order Limits | Pub |
| Akbar Tandoori | 500m east of Order Limits | Indian restaurant |
| Anchor Nelson Lodge Care Home | 250m east of Order Limits | Retirement home |
| BikeNV | 350m east of Order Limits | Bicycle repair shop |

| Business Premises | Approximate Distance from Site | Business Activity |
|---|---|---|
| Favourite Chicken & Ribs St Neots | 350m east of Order Limits | Fast food restaurant |
| At First Sight Gallery | 200m east of Order Limits | Art gallery |
| GoldLeaf Jewellers | 250m east of Order Limits | Jeweller |
| Tulip's Vintage Journey | 300m east of Order Limits | Toy shop |
| M&JS Services | 400m east of Order Limits | Transportation service |
| Rose Marie Alterations | 500m east of Order Limits | Clothing alteration service |
| All Dancing Hen and Stag | 500m east of Order Limits | Dance company |
| The Print Shop | 500m east of Order Limits | Commercial printer |
| Queens Fish n Tikka | 500m east of Order Limits | Fish & chips shop |
| ***Industrial Cluster – South Western Corner of Eaton Socon*** | | |
| Business Printing Company | 200m east of Order Limits | Specialist printing solution provider |
| Saint Flooring | 250m east of Order Limits | Flooring Contractor |
| Unique Vans | 500m south east of Order Limits | Vehicle Tuning Service |
| B&Q | 500m south east of Order Limits | Home Improvement Shop |
| Jewson | 400m south east of Order Limits | Building materials supplier |
| Gates Hydraulics | 300m south east of Order Limits | Hydraulic equipment supplier |
| Concord Lifting Equipment | 300m east of Order Limits | Tool rental service |
| SCCS – The Survey Equipment Company | 200m east of Order Limits | Construction equipment supplier |
| Switch Now | 300m east of Order Limits | Training Centre |
| BJJ in St Neots | 300m east of Order Limits | Martial arts club |
| St Neots Interiors | 300m south east of Order Limits | Remodeller |
| Bullimores Plant Hire | 350m south east of Order Limits | Plant and machinery hire |

| Business Premises | Approximate Distance from Site | Business Activity |
|---|---|---|
| Tackwood Vehicle Service & MOT | 350m south east of Order Limits | Vehicle repair shop |
| Environ Group | 400m south east of Order Limits | Warehouse |
| TD Auto Services | 200m east of Order Limits | Vehicle Repair |
| ATS Euromaster | 400m south east of Order Limits | Tire shop |
| LifePlus | 350m south east of Order Limits | Vitamin & supplements shop |
| MB Car Sales | 450m south east of Order Limits | Used car dealer |
| The Fitness Forge | 300m east of Order Limits | Gym |
| Xtreme360 Trampoline Park | 300m east of Order Limits | Amusement park |
| 7 Core Electrical Wholesale | 250m east of Order Limits | Electrical products wholesaler |
| Perfect Octave | 250m east of Order Limits | Audio-visual equipment supplier |
| Road to Recovery Therapy – Pain & Injury Management | 150m south east of Order Limits | Physical Therapy Clinic |
| Yaz's Cafe | 200m south east of Order Limits | Coffee shop |
| Cambs Pat UK | 250m south east of Order Limits | Electrician |
| KDP Portable Accommodation Services | 200m east of Order Limits | Construction company |
| Dhfilters | 200m east of Order Limits | E-commerce service |
| Dynex Rivett | 150m east of Order Limits | Hydraulic equipment supplier |
| Perfect Piercings, Skin & Laser Clinic | 100m east of Order Limits | Body piercing shop |
| Daisy Designs Bespoke Stationery | 100m east of Order Limits | Stationery shop |
| The Business Printing Company | 100m east of Order Limits | Digital printing service |

| Business Premises | Approximate Distance from Site | Business Activity |
|---|---|---|
| Peppercorns Academy | 100m east of Order Limits | Music and theatre academy |
| RealFit | 100m east of Order Limits | Fitness Centre |
| DB Mobile Valeting and Detailing | 100m east of Order Limits | Valeting Service |
| John Seymour Carpets | 350m east of Order Limits | Building materials supplier |
| Electric Centre | 400m east of Order Limits | Electrical products wholesaler |
| Salesmark Limited | 250m east of Order Limits | Wood and laminate flooring supplier |
| Elm Autos | 200m east of Order Limits | MOT Centre |
| Finishing Aids & Tools | 450m east of Order Limits | Tool shop |
| Priory Building | 150m east of Order Limits | Home builder |
| Bailey Morris | 400m east of Order Limits | Hydraulic Repair Service |
| Total Auto | 300m south east of Order Limits | Auto Repair |
| Wolseley Plumb & Parts | 300m south east of Order Limits | Plumbers' merchant |
| Ultimate Bodyworks | 100m east of Order Limits | Skin care clinic |
| Aurora Aesthetics | 150m east of Order Limits | Beauty Salon |
| Unibar | 400m south east of Order Limits | Central heating service |
| Hotel Chocolat | 500m south east of Order Limits | Chocolate shop |
| Include Fitness | 100m south east of Order Limits | Gym |
| Kite Utility Services | 300m south east of Order Limits | Pump supplier |
| DESSA | 350m east of Order Limits | Engineering Consultant |
| Prestige Auto Solutions | 300m south east of Order Limits | Auto repair |

14.6.28 Particular consideration has been given to businesses located within 100 metres of the Order Limits, including:

- **Swineshead** - C&P Bird Bros (Produce Wholesaler).
- **Pertenhall** - Oak Farm Storage (Storage), The Buttery Café (Food).
- **Upper Dean** - Dean Engineering (Engineering), Dean Organics (Farm produce).
- **Lower Dean** - Country Garden Plants (Retail), Dean Country Workshop (Manufacturing).
- **Little Staughton** - Ridgeview Farms (Agricultural), The Little Barn Café (Catering).
- **Great Staughton** - GrainTech Ltd. (Agricultural supply).
- **Staughton** Green - RuralEdge Joinery (Woodworking).

### Education

14.6.29 With regard to education, there are two schools located within 500 metres of the Order Limits – Great Staughton Primary School and Bushmead Primary School, though the A1 separates Bushmead Primary School from the Site.

14.6.30 Table 14.18 provides a list of educational facilities within 2 km of the Site, and their approximate distance from the Order Limits.

**Table 14.18 School facilities**

| Education Facility | Approximate Distance from Order Limits |
|---|---|
| Riseley CofE Primary School | 1.2km to the south west of Order Limits |
| Kymbrook Primary School | 1.6km to the south of Order Limits |
| Eynesbury CofE Primary School | 2.0km to the east (separated by A1) of Order Limits |
| Ernulf Academy | 2.0km to the east (separated by A1) of Order Limits |
| Crosshall Junior School Academy Trust | 1.4km to the east (separated by A1) of Order Limits |

### Community facilities

14.6.31 In relation to community facilities, Table 14.19 illustrates the community facilities within 2 km of the Site and their approximate distances from the Order Limits. A total of 33 community facilities are located within 2km of the Order Limits. These include:

- **Places of Worship** - e.g. churches in Swineshead, Pertenhall, Great Staughton, and Hail Weston.
- **Community Halls** - e.g. those in Little Staughton, Keysoe, and Hail Weston.
- **Recreational Facilities** - e.g. playing fields and green space in Duloe, Hail Weston, and Eaton Socon.
- **Other Facilities** - such as post offices, care homes, and libraries.

14.6.32 As part of this assessment, any sports facilities and other open spaces within the relevant area have also been identified using sources including the University of Exeter's Outdoor Recreation Valuation (ORVal) tool. It is noted that there are no health facilities or emergency services facilities (police or fire stations) within the proximity of the Order Limits.

**Table 14.19 Community facilities**

| Facility | Description | Approximate Distance from the Order Limits |
|---|---|---|
| ***Swineshead*** | | |
| St Nicholas Church, Swineshead | Church | 1km west of Order Limits |
| ***Pertenhall*** | | |
| Church of St Peter, Pertenhall | Church | 350m east of Order Limits |
| Pertenhall Village Hall | Village Hall | 500m north east of Order Limits |
| ***Keysoe*** | | |
| Keysoe Village Hall | Village Hall | 1.6km south of Order Limits |
| Church of St Mary the Virgin, Keysoe | Church | 850m west of Order Limits |
| ***Great Staughton, Staughton Green and Little Staughton*** | | |

| Facility | Description | Approximate Distance from the Order Limits |
|---|---|---|
| Great Staughton Cemetery | Cemetery | 500m north west of Order Limits |
| Great Staughton Surgery | NHS Surgery | 300m north east of Order Limits |
| Great Staughton Post Office | Post Office | 400m north east of Order Limits |
| Church of St Andrew, Staughton Green | Church | 400m north of Order Limits |
| Little Staughton Village Hall | Village Hall | 500m south east of Order Limits |
| All Saints Church, Little Staughton | Church | 700m east of Order Limits |
| ***Hail Weston*** | | |
| Village Hall Hail Weston | Village Hall | 1.1km north east of Order Limits |
| Church of St Nicolas, Hail Weston | Church | 1.1km north east of Order Limits |
| Hail Weston Playing Fields | Playing Fields | 1.1km north east of Order Limits |
| Sacred Stones: Willow Row Barrow | Cemetery | 600m east of Order Limits |
| ***Duloe*** | | |
| Duloe Village Hall | Village Hall | 300m south west of Order Limits |
| Duloe Football Field | Playing Fields | 300m south west of Order Limits |
| **Eaton Ford / Eaton Socon / Wyboston** | | |
| The Hillings Care Home | Assisted Living residence | 600m east of Order Limits |
| Priory Centre St Neots | Community Centre | 1.9km east of Order Limits |
| St Neots Library | Library | 2km east of Order Limits |
| River Church St Neots | Church | 800m east of Order Limits |
| Kingdom Hall of Jehovah's Witnesses | Place of worship | 300m east of Order Limits |
| Opendoor Church Centre | Church | 1450m south east of Order Limits |
| Eaton Ford Methodist Church | Church | 1km east of Order Limits |
| St Neots Golf Club | Golf Club | 1.7km east of Order Limits |
| St Mary's Church, Eaton Socon | Church | 900m east of Order Limits |
| Eaton Socon Cemetery | Cemetery | 300m east of Order Limits |

| Facility | Description | Approximate Distance from the Order Limits |
|---|---|---|
| St Denys' Church, Little Barford | Church | 2km south east of Order Limits |
| Barford Road Pocket Park | Park and Garden | 1.5km east of Order Limits |
| Wyboston Lakes Golf Course | Golf Course | 1.5km south east of Order Limits |
| Riverside Park | Park and Garden | 1.8km east of Order Limits |
| The Pightle | Nature Reserve | 1.2km east of Order Limits |
| St Neots Common | Park and Garden | 2km north east of Order Limits |

14.6.33 No community facilities are located within close proximity (100m) of the Order Limits.

**Visitor attractions**

14.6.34 There are no visitor attractions within 500 metres of the Order Limits. However, there are a number of prominent sites which have the potential to attract people to the area situated slightly further afield. The nearest visitor attraction is Bushmead Priory, an English Heritage site which is located approximately 2 km to the south east of the Order Limits. The attraction can only be visited by prior appointment and attracted only 70 visitors in 2023/24.

14.6.35 Other major visitor facilities in the area include the Keysoe International Equestrian Centre (1.5km south west of Order Limits) and the Grafham Water Visitor Centre (over 2km north of Order Limits). In addition, there is also the Drift Inn (formerly the Waterfront Hotel Spa and Golf Course), which is 1.4km away and will also be used by visitors to the area and could therefore be considered as a visitor attraction.

14.6.36 Tourism data is only available down to local authority level, which covers Huntingdonshire and Bedford. As such it does not provide any information about the area immediately around the Site. The analysis of visitor facilities and attractions above therefore offers the best available basis for an assessment about the significance of the area for visitors.

### Visitor accommodation

14.6.37 Analysis of the hotel, bed and breakfast, and inns accommodation sector has been undertaken to assess the likely capacity against the demand from the potential peak construction workforce. This assessment considers the potential for adverse impacts linked to demand for accommodation exceeding supply during the construction phase.

14.6.38 This analysis has been conducted with a primary focus upon the existing provision of accommodation within a 30-minute drive time radius of the Site. Other factors which have been considered include seasonal demand, typical monthly occupancy, and the magnitude of the peak workforce.

14.6.39 Using data obtained from CoStar (2025), the number of inventory rooms within a 30-minute drive time radius from the site is 9,094 and there are currently between 1,836 and 3,282 surplus rooms available, depending on the time of year.

14.6.40 In addition, rooms in private homes and rentals of entire private properties are available through platforms including Airbnb and VRBO. Since these platforms advertise private properties, the number of rooms and bedspaces available varies significantly from week to week. However, as of May 2025, there were 916 rooms or properties available within the two local authorities which form the wider study area – Bedford and Huntingdonshire, capable of accommodating at least one guest.

### Development land

14.6.41 Based upon analysis of CoStar and local planning databases, as at July 2025 there were currently no proposed developments within the Order Limits.

14.6.42 However, there are a limited number of proposed development sites within very close proximity to the Order Limits, including the extension of an existing conservatory showroom and erection of 6 light industrial units, and the delivery of a 900 sq m Industrial Unit (Use Classes B2/B8). There are also four further proposed developments within 500 metres of the Order Limits.

Table 14.20 outlines all of the proposed development sites within 500 metres of the Order Limits.

**Table 14.20 Development land**

| Planning Reference | Proposal | Status | Location |
|---|---|---|---|
| 25/00225/FUL | Extension to existing conservatory showroom building, erection of 6 no. light industrial units (Class E) and associated layout alterations | Detailed Plans Submitted | St Neots, PE19 5BE |
| - | 12 residential units (social housing) | Pre-Planning | St Neots, PE19 5BA |
| 23/00524/FUL | Erection of a 900 sqm Industrial Unit (Use Classes B2/B8) and Turning Provision | Approved | St Neots, PE19 5BJ |
| 18/02071/FUL | Additional warehouse | Approved | St Neots, PE19 5BJ |
| - | Proposed office building for employment use | Pre-Planning | Duloe, Bedford |
| 25/00525/PIP | Permission in Principle for the erection of up to 5 self build dwellings | Outline Plans Submitted | Duloe, St Neots, PE19 5HP |

14.6.43 A review of the three proposed development sites within the local study area (industrial and associated uses in St Neots, residential infill in Staughton Green, or industrial uses in Duloe or Swineshead) indicates that none overlap with the Order Limits, no land-take or constraint on access is expected, and no sterilisation of development potential is anticipated.

## Future Baseline

14.6.44 According to Experian forecasts, the population of the study area is expected to increase from 383,900 in 2025 to 422,700 in 2045, which is approximately a 10.1% increase. This projected rate of population growth is marginally faster than that of the East of England (9.8%).

14.6.45 Table 14.21 illustrates the population forecasts broken down by age group at five-year intervals. It shows that by 2045, the percentage of the working-age population in the study area is expected to fall from 62.1% to 60.8% The percentage of the population aged 65 and over will potentially grow from 19.2% to 23.3%. This is indicative of trends in both the East of England and the whole of England.

**Table 14.21 Population projections**

| | | 2025 | 2030 | 2035 | 2040 | 2045 |
|---|---|---|---|---|---|---|
| **Study Area** | **Aged 0-15 (%)** | 18.7 | 17.5 | 16.4 | 16.0 | 15.9 |
| | **Aged 16 to 64 (%)** | 62.1 | 61.8 | 61.5 | 61.2 | 60.9 |
| | **Aged 65+ (%)** | 19.2 | 20.7 | 22.1 | 22.8 | 23.3 |
| **East** | **Aged 0-15 (%)** | 18.3 | 17.1 | 16.1 | 15.8 | 15.6 |
| | **Aged 16 to 64 (%)** | 61.5 | 61.3 | 61.0 | 60.7 | 60.5 |
| | **Aged 65+ (%)** | 20.2 | 21.6 | 22.9 | 23.5 | 23.9 |
| **England** | **Aged 0-15 (%)** | 17.8 | 16.5 | 15.7 | 15.4 | 15.3 |
| | **Aged 16 to 64 (%)** | 63.0 | 62.8 | 62.2 | 61.9 | 61.8 |
| | **Aged 65+ (%)** | 19.2 | 20.7 | 22.1 | 22.7 | 22.9 |

14.6.46 In terms of economic forecasts, Experian forecasts overall growth in residence-based employment in the study area of some 22,900 (12.1%) in the 20-year period 2025-2045 and a 41.3% increase in total GVA over the same period.

14.6.47 There is always uncertainty with respect to the future baseline for local development lands and socio-economic factors. For the purposes of this assessment, unless specified, the future baseline is expected to be in line with the existing baseline conditions as set out above.

## 14.7 Embedded Mitigation and Enhancement Measures

### Embedded Mitigation

14.7.1 Mitigation measures are embedded within the Scheme proposals to reduce other construction and operational effects (including those relating to noise, air quality, transport and landscape), which in turn will mitigate the effects on businesses, the community, and visitors as well as the local community and existing facilities from a socio-economic and development land perspective. The relevant mitigation measures are set out in the respective chapters, as well as the following management plans that form part of the embedded mitigation attached to **ES Vol 1 Chapter 2: The Scheme [EN010141/DR/6.1]**:

- The **outline Construction Environmental Management Plan (oCEMP) [EN010141/DR/7.3]**;
- The **outline Operational Environmental Management Plan (oOEMP) [EN010141/DR/7.5]**;
- The **outline Decommissioning Environmental Management Plan (oDEMP) [EN010141/DR/7.6]**;
- The **outline Public Rights of Way Management Plan [EN010141/DR/7.8]**;
- The **outline Soil Management Plan [EN010141/DR/7.9]**; and
- The **outline Skills, Supply Chain, and Employment Plan (oSSCEP) [EN010141/DR/7.11]**.

14.7.2 The following embedded mitigation measures are specifically relevant during the construction phase:

- Economic - Adoption of a local procurement and labour strategy as set out in the **oSSCEP [EN010141/DR/7.11]**;
- PRoW – temporary management measures for users of PRoW as set out in the **outline Public Rights of Way Management Plan [EN010141/DR/7.8]**;

- Private and Community Assets – Construction management procedures covering access, traffic, noise, and dust as set out in the **oCEMP [EN010141/DR/7.3]**;
- Land - Soil management strategy and non-intrusive pile foundation methods as set out in the **outline Soil Management Plan [EN010141/DR/7.9]**.

## 14.8 Assessment of Likely Impacts and Effects

### Construction Phase

#### Economic Impacts

14.8.1 Subject to the Scheme securing a Development Consent Order in Winter 2026/27, it is anticipated that works would start on Site in early 2028 and require an estimated 30 months to complete. It is therefore expected the Scheme will be operational in mid-late 2030 (see **ES Volume 1 Chapter 2: The Scheme [EN010141/DR/6.1]**).

14.8.2 The Applicant estimates that the average number of workers on Site across the construction phase would be 496, with a peak workforce of 854 in Month 12 and a low of 30 in Month 1 as mobilisation takes place (see **ES Volume 2 Appendix 2-1: Indicative Construction Phasing and Resource Schedule [EN010141/DR/6.2]**). These factors are based on experience of constructing other similar-scale installations across Europe.

14.8.3 Additionality of construction employment has been estimated on the following basis:

- **Leakage** – the range of works involved will include site preparation and civil works, trench excavation and cable laying, structural installation, electrical installation, and project management and supervision. While the East of England has a solid base of construction and electrical workers, the scale and specific skill requirements of a solar farm project of this scale, together with the relatively short construction period, is likely to necessitate drawing on additional labour from outside the local area. On the basis of consideration of the skills required, it is estimated that 52.3% of construction workers are likely to reside outside the study area (as defined by the 90-minute travel to work area) and hence 47.7% will represent local employment.
- **Displacement and substitution** – based on the fluidity and flexibility of the construction sector, limited alternative economic use of the Site, and

the active market in solar farm development which has not reached saturation and has room for growth and expansion, a low level of displacement and substitution in relation to development has been assumed, with a factor of 10% considered appropriate.

- **Multiplier effects** – based on elements of renewable energy sector benchmarks, an employment multiplier of 1.3 has been assessed as appropriate at the local level representing potential indirect and induced effects, reflecting the anticipated emphasis on construction, civil works, and assembly activity. At the UK level, a multiplier of 1.6 is considered to be appropriate reflecting wider employment activities including electrical installation.
- **Deadweight** – on the basis that without consent, no scheme would proceed, deadweight is represented by the continuation of the current Site land use for cereal/general crops production.

14.8.4 The jobs created will be in the renewable energy sector, specifically relating to solar installation, but also electricity supply. As such, they will contribute to the development of skills needed for the UK's transition to net zero by 2050, including within the supply chain. There is an opportunity that the appointed contractors will employ trainees and apprentices as part of the construction workforce. The **oSSCEP [EN010141/DR/7.11]** sets out the Applicant's strategy to maximise local employment, skills development and supply chain opportunities from the Scheme to enhance positive benefits for the local and regional community.

14.8.5 Table 14.22 presents the temporary employment generated by the Scheme, accounting for leakage, displacement and substitution, multiplier, and deadweight effects. The Scheme will support an estimated 1,658 person-years of employment during the construction period. Of these, 692 will be expected to be taken up by residents within the study area.

**Table 14.22 Estimated Gross and Net Employment (Construction)**

| Employment person-years | Study Area | Outside Study Area |
|---|---|---|
| Gross direct jobs | 1,239 | |
| Less leakage | 648 | - |
| Gross local direct jobs | 591 | 648 |
| Less displacement / substitution | 59 | 65 |
| Net local direct jobs | 532 | 583 |
| Add multiplier (indirect and induced employment) | 160 | 383 |
| Total net employment | 692 | 966 |
| Less deadweight | 0 | 0 |
| Total net additional employment | 692 | 966 |

14.8.6 The sensitivity of the economy within the study area has been assessed as medium, due to the nature of employment arising from the Scheme. There is likely to be a limited impact on the local labour market as the size of the labour force in the construction sector within the labour market is large (269,000 workers in the East of England at March 2025) and the overall unemployment rate at June 2025 within the wider geography is low-medium (4.8%), and in the construction sector is likely to be approximately 4.0%.

**Local accommodation facilities**

14.8.7 The Applicant estimates that the Scheme will require on average 496 construction workers each month for 30 months during the construction period, with a peak workforce of 854 in Month 12.

14.8.8 On this basis, this analysis demonstrates that even at peak workforce employment levels, the Scheme's estimated construction workers from outside the study area could be accommodated within a 30-minute drive time of the Site (Table 14.23).

Table 14.23 Accommodation of construction workers

| Month | Monthly Room Occupancy Rate | Rooms typically available after existing demand | Construction workers from outside Study Area (peak) | Remaining rooms available (No.) | Remaining rooms available (%) |
|---|---|---|---|---|---|
| Jan | 63.9 | 3,283 | 420 | 2,863 | 31.5% |
| Feb | 69.5 | 2,774 | 355 | 2,419 | 26.6% |
| Mar | 68.6 | 2,856 | 347 | 2,509 | 27.6% |
| Apr | 73.0 | 2,455 | 386 | 2,069 | 22.8% |
| May | 75.8 | 2,201 | 433 | 1,768 | 19.4% |
| Jun | 75.8 | 2,201 | 447 | 1,754 | 19.3% |
| Jul | 79.8 | 1,837 | 436 | 1,401 | 15.4% |
| Aug | 74.3 | 2,337 | 368 | 1,969 | 21.7% |
| Sept | 78.9 | 1,919 | 368 | 1,551 | 17.1% |
| Oct | 75.3 | 2,246 | 371 | 1,875 | 20.6% |
| Nov | 73.5 | 2,410 | 348 | 2,062 | 22.7% |
| Dec | 64.2 | 3,256 | 397 | 2,859 | 31.4% |

14.8.9 Given this, there would be no anticipated adverse effect on availability within the overall hotel, bed and breakfast, and inn accommodation sector arising from the Scheme, and it is anticipated that accommodation providers would be able to accommodate employees working at the Scheme without any adverse effects on the sector.

14.8.10 It can also be noted that this analysis only takes into consideration the hotel, bed and breakfast, and inn accommodation sector. There are also alternative accommodations (including Airbnb and serviced apartments) that could also cater for a portion of any demand generated and therefore mitigate any further impact on accommodation provision.

**Gross Value Added**

14.8.11 The average GVA per FTE per annum in the East of England region is estimated to be £78,468 (Experian, 2025). By applying this figure, which may

be considered prudent with regard to the construction of utility projects, to the total net additional temporary employment generated by the Scheme, it is estimated that construction will contribute approximately £130.1 million to total economic output, of which £54.3 million would be likely to be within the study area (Table 14.24).

**Table 14.24 Estimated GVA (Construction)**

| | Study Area | Outside Study Area | Total |
|---|---|---|---|
| GVA | £54.3m | £75.8m | £130.1m |

### Assessment of Effects: Economic

14.8.12 **Sensitivity:** The receptor group comprises construction labour, suppliers, local services, and the host authorities and the local economy benefiting from new economic activity, temporary work and supply chain activity. Given the area's baseline resilience and capacity to absorb temporary construction-related activity, sensitivity is assessed as medium.

14.8.13 **Magnitude:** The construction phase is expected to generate approximately 1,658 person-job years and some £130 million in GVA uplift. This represents a substantial but time-limited economic stimulus, concentrated within a 30-month period. At the local level, this is considered to represent a medium magnitude effect. However, when set in the context of the regional or national economy (for example, the GVA of the East of England region being an estimated £10 billion in 2025, according to Experian), the uplift represents a low effect.

14.8.14 **Significance of Effect:** Taking a medium receptor sensitivity and a local medium magnitude, the significance is moderate beneficial at the local level, which is significant in EIA terms. However, within the regional and national policy context, the magnitude is assessed as low and the significance as minor beneficial.

**Tourism**

14.8.15 With regard to the visitor economy, para.14.6.34 identifies that there are no visitor attractions within 500 metres of the Order Limits, In relation to accommodation of temporary workers, para. 14.6.37 indicates that within a 30-minute drive time radius of the Site there are sufficient surplus rooms to accommodate anticipated needs.

14.8.16 As stated in para. 14.6.19, some 37 PRoW cross the Site (as referenced within **ES Vol 1 Chapter 9: Traffic and Transport [EN010141/DR/6.1]**), but none of the rights of way that cross the Sites A to D (as noted in para. 14.6.19) are part of the National Cycle Network (NCN) or National Long-Distance Trails and none connect sites that are used by visitors. However, NCN 12 crosses the Cable Corridor - Site D to Eaton Socon Substation at Bushmead Road.

14.8.17 Access to all PRoW will be maintained during the construction phase, with management in place to ensure that all routes can be safely used, including temporary diversions and access tracks where necessary, as provided for in the **outline Public Rights of Way Management Plan [EN010141/DR/7.8]**. There are expected to be a limited number of temporary PRoW diversions during the construction phase, primarily in relation to the trenching of cables across PRoW. Any diversion will be highly localised and for a limited period of time.

**Assessment of Effects: Tourism**

14.8.18 **Sensitivity**: The receptor group principally comprises visitors to the area and local tourism-related businesses. Given that the area has no tourism dependency, accommodation supply is adequate, and tourism-related PRoW use is largely unaffected, sensitivity is assessed as very low.

14.8.19 **Magnitude**: There are no identified changes of any significant size impacting tourism, visitor accommodation or PRoW, and hence this is considered to represent a very low magnitude effect.

14.8.20 **Significance of Effect**: Taking a very low receptor sensitivity and a very low magnitude, the effect is assessed as being negligible.

**Private and community assets**

14.8.21 There are no residential properties, business premises, or community facilities within the Order Limits which would need to be demolished or which would be displaced by the Scheme.

14.8.22 There is potential for landscape and visual, traffic and transport, noise and vibration, and air quality elements arising from construction of the Scheme to impact on the amenity of residents, businesses, and users of community facilities. The potential impacts and mitigation measures on these are considered in the relevant chapters of **ES Volume 1 [EN010141/DR/6.1]**.

14.8.23 In relation to access to and from economic assets, in particular places of business/work, retail, and leisure these are principally to be found in surrounding towns, especially St Neots/Eaton Socon, Bedford, and Huntingdon. These links are formed by the local road network and the A1. **ES Vol 1 Chapter 9: Traffic and Transport [EN010141/DR/6.1]** has not identified any significant adverse environmental effects resulting from development traffic. On the basis that there are no adverse identified effects of any significance on the local highway network, there are not expected to be negative consequences in terms of access for local communities accessing facilities and amenities, for people travelling to and from work, or for business owners in running and operating their companies.

**Assessment of Effects: Private and Community Assets**

14.8.24 **Sensitivity**: The receptor group principally comprises community access to local facilities. Given the medium importance and limited number of private and community assets within the study area and that facilities have alternative access and use patterns, sensitivity is assessed as medium to low.

14.8.25 **Magnitude**: The construction phase will only involve possible temporary disruption, with adequate embedded mitigation provision. Given no direct land

take, and no amenity impacts or connectivity impacts, this is considered to represent a low to very low magnitude.

14.8.26 **Significance of Effect**: Taking a medium-low receptor sensitivity and a low-very low magnitude, the significance is assessed as being minor to negligible.

**Development Land**

14.8.27 Under the construction phase some 773 hectares of land will be used for the development of the new solar farm facilities and underground cabling (see para. 14.8.55). The effects will relate to the Site and surrounding land which may provide development opportunities.

**Assessment of Effects: Development Land**

14.8.28 **Sensitivity:** The land within the Order limits is predominantly agricultural and is considered to be of low importance in economic or social development terms, and no non-agricultural development lands or Local Plan development allocations are expected to be affected during construction. Sensitivity is therefore assessed as low.

14.8.29 **Magnitude**: The construction phase will result in the removal of agricultural land from active use, but is only expected to affect the value of development land within the study area to a limited extent. Accordingly, magnitude is assessed as low-very low.

14.8.30 **Significance of Effect:** Combining low sensitivity and low-very low magnitude, the construction phase development land effect is assessed as negligible.

**Summary of construction effects**

14.8.31 There are no significant socio-economic effects expected during the construction phase of the Scheme, except for a moderate beneficial local economic impact.

**Table 14.25 Summary - Construction Phase Effects**

| Theme | Sensitivity | Magnitude | Significance |
|---|---|---|---|
| Economic | Medium | Medium - Low | Moderate beneficial (local), Minor beneficial (regional) |
| Tourism | Very Low | Very Low | Negligible |
| Private & Community Assets | Medium - Low | Low -Very Low | Minor adverse – Negligible |
| Development land | Low | Low-Very Low | Negligible |

## Operational Phase

### Economic Impacts

14.8.32 Based on DEFRA Farming Statistics/Agriculture in the UK Evidence Pack in relation to cereal and other arable uses, it is estimated that the site area of 773 ha supports 9 existing jobs, of which 8 are estimated to be taken by residents within the study area (Table 14.26). These would be lost as a result of the Scheme.

**Table 14.26 Employment estimate (existing)**

| | Study Area | Outside Study Area |
|---|---|---|
| Gross direct jobs | 7 | |
| Less leakage | 0 | - |
| Gross local direct jobs | 7 | 0 |
| Less displacement / substitution | 0 | 0 |
| Net local direct jobs | 7 | 0 |
| Add multiplier | 1 | 1 |
| Total net local employment | 8 | 1 |

### Proposed employment

14.8.33 The Applicant has estimated that during the operational phase it is expected that there would be 20 gross direct full time employee equivalent roles on Site during the operational phase covering the various activities (12 in site maintenance, 5 management and administration, and 3 in land management) over the operational lifespan of up to 40 years (see **ES Volume 1 Chapter 2: The Scheme [EN010141/DR/6.1]**).

14.8.34 The overall effect on employment, taking account of additionality, is set out in Table 14.27, with an estimate of **14.5 FTE net additional jobs** of which 10 might be drawn from the study area.

**Table 14.27 Estimated Gross and Net Employment (Operational)**

| | Study Area | Outside Study Area |
|---|---|---|
| Gross direct jobs | 20 | |
| Less leakage | 5.0 | - |
| Gross direct jobs | 15.0 | 5.0 |
| Less displacement / substitution | 1.5 | 0.5 |
| Net direct jobs | 13.5 | 4.5 |
| Add multiplier | 4.1 | 1.4 |
| Total net employment | 17.6 | 5.9 |
| Less deadweight (existing employment) | 8 | 1 |
| Total net additional employment | 9.6 | 4.9 |

### Gross Value Added

14.8.35 The average GVA per FTE per annum in the East of England region is estimated to be £78,468. By applying this figure, which may be considered prudent with regard to production of electricity projects, to the total net

additional employment generated by the Scheme, it is estimated that its operation will contribute approximately £24.1 million at present values to the national economy over the Scheme lifetime, of which £16.0 million would likely be within the study area (Table 14.28).

**Table 14.28 Estimated GVA (Operation)**

| | Study Area | Outside Study Area | Total |
|---|---|---|---|
| GVA | £16.0m | £8.1m | £24.1m |

### Fiscal effects (unified business rates)

14.8.36 The Scheme will result in business rates in relation to a solar photovoltaic (PV) installation generating power where that power is primarily exported to the grid or a third party.

14.8.37 Business rates for the solar farm element of the scheme are expected to be assessed by the Valuation Office Agency (VOA) either using a receipts and expenditure (R&E) method or by reference to comparable sites. While published benchmarks suggest a relatively consistent rateable value per megawatt for medium-sized schemes and suggest potential indicative values, the significantly larger scale of the solar development may be subject to different valuation assumptions. Nonetheless, the resulting business rates liability could be substantial and are recognised as a potentially material benefit of the project.

14.8.38 The co-located Battery Energy Storage System (BESS) is expected to be assessed separately on a cost-based (contractors') valuation basis. Under current regulations, most operational plant associated with renewable energy storage is exempt from rating until 31 March 2035, limiting liability to fixed infrastructure. After this date, subject to any policy change, a significantly higher liability could arise.

14.8.39 In addition, the national grid connection point could also attract a separate rating assessment depending on ownership and configuration.

**Assessment of Effects - Economic**

14.8.40 During the operational phase, the Scheme will support approximately 14.5 net additional full-time equivalent jobs and generate substantial business rate revenues, together with an estimated £24 million in GVA (NPV) over the lifetime of the project.

14.8.41 **Sensitivity:** The operational phase involves low levels of direct employment but sustained fiscal contributions. Receptors include long-term site staff, local service contractors, and government benefiting from business rates. The sensitivity is assessed as medium.

14.8.42 **Magnitude:** The operational phase is expected to generate employment of 14.5 net additional FTE roles, GVA of some £24 million (NPV over 40 years), and a NNDR tax benefit that is significant in scale and duration. However, due to the limited employment footprint and the diffused nature of GVA and fiscal impacts, the overall magnitude is assessed as low at the local level and also low in the context of the regional or national economy.

14.8.43 **Significance of Effect:** Applying medium sensitivity and low magnitude, the operational economic effect is considered minor beneficial at the Site/local level, and also minor beneficial in the regional and national context.

**Tourism**

14.8.44 During the operational phase, access to all PRoW will continue to be maintained, with management in place to ensure that all routes can be safely used, as provided for in the **outline Public Rights of Way Management Plan [EN010141/DR/7.8].**

**Assessment of Effects – Tourism**

14.8.45 **Sensitivity:** The operational phase involves continuance and in some respects enhancement of tourism-related PRoW routes, of the visitor

economy, and visitor accommodation. Receptors include visitors and businesses. The sensitivity is assessed as very low.

14.8.46 **Magnitude:** The operational phase involves the continuation of existing routes, and the magnitude of effects is considered to be very low.

14.8.47 **Significance of Effect:** Applying very low sensitivity and very low magnitude, the overall economic effect is considered to be negligible.

**Private and Community Assets**

14.8.48 It is anticipated that residential properties, business premises, and community facilities within the Order Limits could continue to operate unhindered by the Scheme in the operation period.

14.8.49 There is potential for landscape and visual and traffic and transport elements arising from operation of the Scheme to impact on the amenity of residents, businesses, and users of community facilities, in relation to which the potential impacts and mitigation measures are considered in the relevant **ES Vol 1 Chapters 5 and 9 [EN010141/DR/6.1]**.

14.8.50 **ES Vol 1 Chapter 9: Traffic and Transport [EN010141/DR/6.1]** has not identified any significant adverse environmental effects on the local highway network during the operational phase, or any negative consequences in terms of access for local communities to facilities and amenities, for people travelling to and from work, or for business owners in running and operating their companies.

**Assessment of Effects - Private and Community Assets**

14.8.51 **Sensitivity:** Receptors involve the local community and businesses. The operational phase involves continuance of private and community facilities that have alternative access and use patterns, with sensitivity assessed as medium to low.

14.8.52 **Magnitude:** The operational phase involves the continued operation of business and community facilities. The overall magnitude of impact is assessed as very low.

14.8.53 **Significance of Effect:** Applying medium-low sensitivity and very low magnitude, the overall economic effect is considered to be negligible.

**Development Land**

14.8.54 Analysis of the BEIS Renewable Energy Planning Database (REPD) reveals that 29 solar farm schemes in the local authority areas of Bedford and Huntingdonshire have either been granted planning permission or have become operational within the past five years, with a combined estimated land-take of approximately 210 hectares. In this context, the Scheme, comprising 773 hectares, would represent a step change in development land intensity relative to recent trends.

14.8.55 Nevertheless, the Scheme will contribute to the ambition set out in The Solar Roadmap (June 2025), produced by Government in collaboration with industry, which presents a comprehensive strategy and clear plan of action to achieve the significant increase in solar deployment needed to support the delivery of up to 47GW of clean solar power by 2030, as set out in the government's Clean Power 2030 Action Plan.

14.8.56 With regard to development land, there are no known medium to long-term development proposals affecting the study area. The entirety of the study area is designated as open countryside in adopted development plans and outside of strategic allocations.

**Assessment of Effects – Development Land**

14.8.57 Although removed from conventional farming, the development land allocation within the Order Limits and its limited appropriateness for development would not be affected. Development land within the study area is likely to remain limited and unaffected by the Scheme.

14.8.58 **Sensitivity:** No change in development land sensitivity is anticipated from the construction stage, and sensitivity is considered to remain low.

14.8.59 **Magnitude:** Similarly, it is not expected that there would be any change in magnitude from the construction stage in terms of the effects on development in the study area, and hence the magnitude would therefore be low-very low.

14.8.60 **Significance of Effect:** With low sensitivity and low-very low magnitude, the operational development land effect is assessed as negligible.

### Summary of operational stage effects

14.8.61 There are no significant effects expected during the operational phase of the Scheme.

**Table 14.29 Summary - Operational Phase Effects**

| Theme | Sensitivity | Magnitude | Significance |
|---|---|---|---|
| Economic | Medium — long-term but low-volume receptor groups | Low / Low — sustained GVA and fiscal contribution | Minor beneficial (local), Minor beneficial (regional) |
| Tourism | Very Low | Very low | Negligible |
| Private & Community Assets | Medium - Low | Very Low | Negligible |
| Development Land | Low | Low - Very Low | Negligible |

## Decommissioning Phase

### Economic Impacts

14.8.62 For the purposes of this assessment the year of decommissioning of the Scheme is assumed to be approximately 2070, reflecting an operational period of at least 40 years. Decommissioning is expected to take between 12 and 24 months and would be undertaken in phases.

14.8.63 All solar modules, mounting poles, cabling, inverters, transformers, BESS equipment, the East Park substation, and fencing would be removed from the Site and recycled or disposed of in accordance with good practice and market conditions at that time. The Site will be returned to a condition suitable for return to its original use after decommissioning.

**Employment**

14.8.64 The decommissioning phase will include dismantling equipment, recycling materials, and restoring the land, and will therefore require a workforce. However, it would be expected to involve fewer workers and over a shorter period of time (12-24 months) than the initial construction phase, while recognising uncertainties as engineering approaches and technologies evolve over time.

14.8.65 It is considered that employment may represent 75% of that of the construction phase, with the average number of workers on Site across the decommissioning phase being approximately 375, with a peak workforce of approximately 640 potentially in Month 8.

14.8.66 The estimate of temporary decommissioning employment generated by the Scheme, accounting for leakage, displacement, and multiplier effects, is set out in Table 14.30. The Scheme will support and estimated 1,245 person-years of employment during the decommissioning phase. Of these, 519 may be taken up by residents within the study area. Based on the assessment of construction effects, there is expected to be sufficient accommodation in the local area to cater for their lodging needs.

**Table 14.30 Estimated Gross and Net Employment (Decommissioning)**

| Employment person-years | Study Area | Outside Study Area |
|---|---|---|
| Gross direct jobs | 930 | |
| Less leakage | 486 | - |
| Gross local direct jobs | 444 | 486 |

| Employment person-years | Study Area | Outside Study Area |
|---|---|---|
| Less displacement / substitution | 44 | 49 |
| Net local direct jobs | 399 | 438 |
| Add multiplier (indirect and induced employment) | 120 | 287 |
| Total net employment | 219 | 725 |
| Less deadweight | 0 | 0 |
| Total net additional employment | 519 | 725 |

### Employment loss following decommissioning

14.8.67 It can be expected when the Scheme is decommissioned, the employment required to operate the solar farm (20 direct FTE jobs) will no longer be generated. However, if the land returns to farming once more, it is likely that agricultural employment will be supported (7 FTE, as at present) and therefore the net change in employment can be assumed to be a loss of 13 direct FTE jobs.

### Gross Value Added

14.8.68 The average GVA per FTE per annum in the East of England region is estimated to be £78,468 (see para. 1.11.17). By applying this figure to the net additional employment generated by the Scheme, it is estimated that its decommissioning will contribute approximately £97.6 million at present values to the national economy, of which £39.8 million would likely be within the study area (Table 14.31).

**Table 14.31 Estimated GVA (Decommissioning)**

| | Study Area | Outside Study Area | Total |
|---|---|---|---|
| GVA | £39.8m | £57.0m | £97.6m |

**Fiscal effects (unified business rates)**

14.8.69 There would cease to be effects from business rates at the decommissioning stage.

**Assessment of Effects - Economic**

14.8.70 **Sensitivity:** Economic receptors mirror the construction phase: local workers, logistics contractors, and regional suppliers. Sensitivity is again assessed as medium.

14.8.71 **Magnitude:** The decommissioning phase is expected to generate an estimated 1,300 person-job years and £68 million in GVA over 24 months, with significant dismantling expenditure. While impacts are slightly lower than construction, the scale remains notable. The magnitude is again assessed as medium locally and low at the regional and national level.

14.8.72 **Significance of Effect:** With medium sensitivity and medium magnitude, the decommissioning effect is considered to be moderate beneficial locally (significant in EIA terms), and with low magnitude it would be minor beneficial at the regional and national scale.

**Tourism**

14.8.73 During decommissioning, reverse provisions to those applying in the construction phase are expected to take place. The visitor economy is expected to continue in a similar position, along with the supply of visitor accommodation. Access to all PRoW will be maintained during the decommissioning phase, with management in place to ensure that all routes can be safely used, including temporary diversions and access tracks where necessary, as provided for in the **outline Public Rights of Way Management Plan [EN010141/DR/7.8]**. There are expected to be a limited number of temporary PRoW diversions during the decommissioning phase, primarily in relation to the trenching of cables across PRoW which may affect the tourism-

related NCN route. Any diversion will be highly localised and for a limited period of time.

**Assessment of Effects – Tourism**

14.8.74 **Sensitivity**: The receptor group principally comprises visitors to the area and local tourism-related businesses. Given that the area is expected to have a continued absence of tourist activity, visitor accommodation supply is expected to be maintained, and tourism-related PRoW is largely unaffected, sensitivity is assessed as very low.

14.8.75 **Magnitude**: There are no identified changes of any significant size expected to impact the visitor economy, visitor accommodation, or PRoW in the decommissioning phase, and hence is considered to represent a very low magnitude effect.

14.8.76 **Significance of Effect**: Taking a very low receptor sensitivity and a very low magnitude, the significance is assessed as being negligible.

**Private and Community Assets**

14.8.77 It is anticipated that residential properties, business premises, and community facilities within the Order Limits could continue to operate with very limited hinderance by the Scheme in the operation period.

14.8.78 There is potential, in particular, for landscape and visual, traffic and transport, noise and vibration, and air quality elements arising from the decommissioning of the Scheme to impact on the amenity of residents, businesses, and users of community facilities, in relation to which the potential impacts and mitigation measures are considered in the relevant **ES Volume 1 Chapters 5 and 9 [EN010141/DR/6.1]**.

14.8.79 **ES Vol 1 Chapter 9: Traffic and Transport [EN010141/DR/6.1]** has not identified any significant adverse environmental effects of any significance on the local highway network during the decommissioning phase, or any negative consequences in terms of access for local communities to facilities

and amenities, for people travelling to and from work, or for business owners in running and operating their companies.

**Assessment of Effects: Private and Community Assets**

14.8.80 **Sensitivity**: Receptors involve the local community and businesses. The decommissioning phase involves anticipated continuance of private and community facilities. Given that facilities have alternative access and use patterns, sensitivity is assessed as medium to low.

14.8.81 **Magnitude**: The decommissioning phase will only involve possible temporary disruption, with adequate embedded mitigation provision managed through the **oDEMP [EN010141/DR/7.6]**. There will be no direct land-take or permanent disruption, and this is considered to represent a low to very low magnitude effect.

14.8.82 **Significance of Effect**: Taking a medium to low receptor sensitivity and a low to very low magnitude, the significance is assessed as being minor to negligible.

**Development Land**

14.8.83 Under the decommissioning phase, some 773 hectares of agricultural land will be reinstated to a condition whereby it can be returned to full agricultural use.

**Assessment of Effects – Development land**

14.8.84 Sensitivity: The same receptors apply regarding development land and sensitivity remains low.

14.8.85 Magnitude: Following decommissioning and full return to baseline development land, magnitude will be very low.

14.8.86 Significance of Effect: A low sensitivity and very low magnitude result in a negligible effect, reflecting successful reinstatement.

### Summary of decommissioning stage effects

14.8.87 There are no significant effects expected during the decommissioning phase of the Scheme except for a moderate beneficial local economic impact.

**Table 14.32 Summary - Decommissioning Phase Effects**

| Theme | Sensitivity | Magnitude | Significance |
|---|---|---|---|
| Economic | Medium | Medium - Low | Moderate beneficial (local), Minor beneficial (regional) |
| Tourism | Very Low | Very Low | Negligible |
| Private & Community Assets | Medium - Low | Low - Very Low | Minor adverse - Negligible |
| Development Land | Low | Very Low | Negligible |

## 14.9 Additional Mitigation, Enhancement and Monitoring

14.9.1 No additional mitigation, enhancement or monitoring measures are required for socio-economic, tourism, private/community assets, or development land topics beyond those embedded and managed via other ES disciplines (including landscape and visual, traffic and transport, noise and vibration, and air quality).

14.9.2 With regard to the construction phase, no further mitigation is considered necessary beyond that embedded within the scheme design or addressed by other topic chapters. However:

- Where feasible, enhancement measures such as local employment targeting may be encouraged via procurement documentation, as identified in the **oSSCEP [EN010141/DR/7.17]**.
- No project-specific monitoring is required for socio-economics, PRoW, or development land receptors beyond standard construction environmental management processes.

14.9.3 In relation to the operational stage, no additional mitigation measures are considered necessary. Enhancement measures may include engagement with local service providers and periodic operational monitoring of site access and land condition.

14.9.4 Concerning the decommissioning stage, no additional mitigation is proposed for socio-economic or land receptors. Where required, detailed phasing of land reinstatement and PRoW restoration will be subject to final decommissioning approval.

## 14.10 Residual Effects

14.10.1 Given no further mitigation or enhancement measures have been proposed, the potential effects identified in Sections 14.8.34, 14.8.69, and 14.8.96 remain valid on the basis set out below.

### Construction

14.10.2 The residual effects during construction of the Scheme are set out in Table 14.33. There will be a moderate beneficial local economic impact.

**Table 14.33 Residual Construction Phase Effects**

| Receptor | Potential impacts | Duration | Mitigation | Significance | Confidence |
|---|---|---|---|---|---|
| Economic | Employment, GVA, UBR | Short-term temporary | Embedded | Moderate beneficial (local); Minor beneficial (regional) | High – from applicant estimates & grounded estimates |
| Tourism | Visitor economy, accommodating workers, PRoW | Short-term temporary | Embedded | Negligible | High – oDEMP |
| Private and community assets | Business and community facilities | Short-term temporary | Embedded | Minor adverse-Negligible | High – detailed assessment |
| Development Land | Wider development opportunities | Short-term temporary | N/A | Negligible | High – detailed assessment |

### Operational phase

14.10.3 The residual effects during operation of the Scheme are set out in Table 14.34. There are no significant effects.

**Table 14.34 Residual Operational Phase Effects**

| Receptor | Potential impacts | Duration | Mitigation | Significance | Confidence |
|---|---|---|---|---|---|
| Economic | Employment, GVA, UBR | Medium – Long-term | Embedded | Minor beneficial (local); Minor beneficial (regional) | High – from applicant estimates & grounded estimates |
| Tourism | Visitor economy, accommodating workers, PRoW | Medium – Long-term | Embedded | Negligible | High – oDEMP |
| Private and community assets | Business and community facilities | Medium – Long-term | Embedded | Negligible | High – detailed assessment |
| Development Land | Wider development opportunities | Medium – Long-term | Embedded | Negligible | High – detailed assessment |

## Decommissioning phase

14.10.4 The residual effects during decommissioning of the Scheme are set out in Table 14.35. There will be a moderate beneficial local economic impact.

**Table 14.35 Residual Decommissioning Phase Effects**

| Receptor | Potential impacts | Duration | Mitigation | Significance | Confidence |
|---|---|---|---|---|---|
| Economic | Employment, GVA, UBR | Short-term temporary | Embedded | Moderate beneficial (local) and Minor beneficial (regional | High – from applicant estimates & grounded estimates |
| Tourism | Visitor economy, accommodating workers, PRoW | Short-term temporary | Embedded | Negligible | High – oDEMP |
| Private and community assets | Business and community facilities | Short-term temporary | Embedded | Minor adverse - Negligible | High – detailed assessment |

| Receptor | Potential impacts | Duration | Mitigation | Significance | Confidence |
|---|---|---|---|---|---|
| Development Land | Wider development opportunities | Short-term temporary | Embedded | Negligible | High – detailed assessment |

## 14.11 Cumulative Effects

14.11.1 The cumulative assessment has considered the potential for cumulative effects in respect of socio-economics, development land, and tourism as a result of the Scheme in combination with the cumulative schemes set out in **ES Vol 2 Appendix 4-5: Short List of Other Development [EN010141/DR/6.2]**.

14.11.2 Key conclusions of the assessment are:

- **Relative scale:** The Scheme (400MW) is substantial in scale, and accounts for the majority of employment-related and fiscal effects in the study area.
- **Labour market impacts**: No significant cumulative effects on the labour market are predicted. The temporary construction employment generated by the Scheme is complementary, dispersed across time, and unlikely to result in competition or displacement.
- **Development Land impacts**: No net loss of development land or pressure on land supply has been identified.
- **PRoW and community effects**: PRoW are either unaffected or subject to short-term diversions, and no cumulative effect on reuse and reliance on the existing PRoW or tourism use is predicted. Similarly, no cumulative effect on private or community assets is identified.

14.11.3 Residual cumulative effects across all topics are assessed as negligible to minor, and not significant. These findings are consistent with the cumulative assessment methodology and professional judgment set out in the assessment of the Scheme.

14.11.4 The assessment of cumulative effects is reported in **ES Vol 1 Chapter 17: Cumulative and Intra-Project Effects [EN010141/DR/6.1]** and concludes that there would be no significant cumulative effects as a result of the Scheme in combination with any cumulative scheme. The residual effects of the Scheme would not be changed as a result of any of the cumulative schemes.

14.11.5 An assessment of the in-combination effects arising from the interaction and combination of different residual environmental effects of the Scheme affecting a single receptor is reported in Section 17.5 of **ES Vol 1 Chapter 17: Cumulative and In-Combination Effects [EN010141/DR/6.1]**.

## 14.12 Conclusion

14.12.1 The Scheme is expected to have a moderate beneficial effect in terms of the local economy at the construction and decommissioning stages, which would be significant in EIA terms.

14.12.2 Otherwise, effects at the construction, operation, and decommissioning stages in terms of the regional/national economy, tourism, private and community assets, and development land are all considered to be of a negligible – minor adverse nature, and not considered to be of significance.

## 14.13 References

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