Rosefield Solar Farm

Environmental Statement

Volume 2
Chapter 14: Population
(Clean)

EN010158/APP/6.2.2
Revision 2
Deadline 2
April 2026
Rosefield Energyfarm Limited

APFP Regulation 5(2)(a)

Planning Act 2008

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

Table of Contents

14. Population 1

14.1. Introduction 1

14.2. Legislative framework, planning policy and guidance 2

14.3. Stakeholder engagement 9

14.4. Approach to identifying the scope of the assessment 12

14.5. Environmental baseline 21

14.6. Approach to the assessment 58

14.7. Mitigation embedded into the design 84

14.8. Assessment of likely effects (without additional mitigation) 87

14.9. Additional mitigation 109

14.10. Assessment of residual effects (with additional mitigation) 110

14.11. Opportunities for enhancement 121

14.12. Monitoring requirements 122

14.13. Difficulties and uncertainties 123

14.14. Summary 123

14.15. References 133

14. Population

14.1. Introduction

14.1.1. This document has been updated at Deadline 2 in response to the Examining Authority's First Written Questions (specifically Q1.17.5, Q1.17.6 and Q1.17.11 which note clarification or amendment required). The document references have not been updated from the original submission. Please refer to the **Guide to the Application [EN010158/APP/1.2.7]** for the list of current versions of documents.

14.1.2. This chapter presents an assessment of likely significant effects arising from the construction, operation (including maintenance), and decommissioning of the Proposed Development upon population and socio-economics. This chapter therefore considers effects on the interaction between people, community facilities and social infrastructure, commercial land and property. Where relevant, it draws on other chapters within this ES, listed in this Introduction.

14.1.3. It should be noted that this chapter does not consider effect on health and wellbeing, which as set out though the scoping phase, are considered through individual topic chapter assessments within the ES and other documents, and summarised in a **Health and Wellbeing Summary Statement [EN010158/APP/6.4]**.

14.1.4. The full description of the Proposed Development is provided within **Environmental Statement (ES) Volume 1, Chapter 3: Proposed Development Description [EN010158/APP/6.1]**.

14.1.5. This chapter is supported by the following figures presented in **ES Volume 3 [EN010158/APP/6.3]**:

- **Figure 14.1: Local Authority/County – Buckinghamshire**;
- **Figure 14.2: Construction Labour Market Area (CLMA)**;
- **Figure 14.3: CLMA Focus Area**;
- **Figure 14.4: Community study area**;
- **Figure 14.5: Indices of Multiple Deprivation (IMD, 2019)**;
- **Figure 14.6: Businesses within the community study area**;
- **Figure 14.7: Community facilities within the community study area**; and
- **ES Volume 3, Figure 3.10: Existing and Proposed PRoW and Permissive Footpaths**.

14.1.6. This chapter is also supported by the following appendix:

- **Appendix 14.1: List of commercial operations/businesses within the community study area [EN010158/APP/6.4]**.

14.1.7. This chapter should also be read in conjunction with the following assessment chapter(s):

- **Chapter 6: Air Quality [EN010158/APP/6.2]**;
- **Chapter 9: Cultural Heritage [EN010158/APP/6.2]**;
- **Chapter 10: Landscape and Visual [EN010158/APP/6.2]**;
- **Chapter 11: Land and Groundwater [EN010158/APP/6.2]**;
- **Chapter 13: Noise and Vibration [EN010158/APP/6.2]**;
- **Chapter 15: Transport and Access [EN010158/APP/6.2]**; and
- **Chapter 17: Cumulative Effects [EN010158/APP/6.2]**.

14.2. Legislative framework, planning policy and guidance

14.2.1. There is no specific legislation relevant to assessing impacts to population. However, this assessment has been undertaken with regard to the following planning policy and guidance.

14.2.2. It should be noted that this chapter does not assess the compliance of the Proposed Development against relevant planning policy. Such an assessment is presented in the **Planning Statement [EN010158/APP/5.7]**.

National planning policy

14.2.3. Overarching National Policy Statement for Energy (NPS EN-1) (2023) **[Ref. 14-1]** requires the applicant to present the socio-economic baseline, engage with relevant local authorities and consider socio-economic impacts. Section 3.3 outlines the need to secure a sufficient energy supply that meets the demands of the population and the targets of businesses and consumers alike. Section 4.3 specifically relates to the consideration of health; however, many of the considerations are appropriate when considering population. Section 5.13 outlines the principles and guidelines for assessing the socio-economic impacts of Nationally Significant Infrastructure Projects (NSIPs).

14.2.4. NPS EN-1 **[Ref. 14-1]** presents all factors that need to be considered in the assessment of any likely socio-economic impacts from energy projects at both the local and regional levels. NPS EN-1 requires developers to demonstrate that local suppliers have been considered in any supply chain (paragraph 5.13.6).

14.2.5. NPS EN-1 **[Ref. 14-1]** also suggests that the construction, operation and decommissioning of energy infrastructure may have socio-economic

impacts at the local and regional levels, including job creation and the provision of local services.

14.2.6. NPS EN-1 **[Ref. 14-1]** also states that the applicant's assessment should consider all relevant socio-economic impacts which include (paragraph 5.13.4):

- The creation of jobs and training opportunities, with applicants encouraged to provide information on the sustainability of jobs created and where they will help develop the skills for the UK's transition to Net Zero;
- The contribution to the development of low-carbon industries at the local, regional and national levels;
- The provision of additional local services and improvements to local infrastructure (including the provision of educational and visitor facilities);
- Any indirect beneficial impacts for the region hosting the infrastructure, with a particular focus on the use of local support services and supply chains;
- Effects on tourism and other users of the area impacted;
- The impact of changing influx of workers during the different construction, operational and decommissioning phases of the energy infrastructure; and
- Cumulative effects in order to assess the short-term negative effects (e.g. potential shortage of construction workers to meet the needs of other industries and major projects within the region).

14.2.7. National Policy Statement for Renewable Energy Infrastructure (NPS EN-3) (2023) **[Ref. 14-2]** highlights the need for an increasing amount of renewable energy capacity, with Section 2.10 highlighting the Government's commitment to Solar Photovoltaic energy generation, while underlining the importance of solar energy to a low-cost decarbonisation strategy.

14.2.8. Section 2.10.36 of the NPS EN-3 **[Ref. 14-2]** suggests that energy generation sites are required to be large in a rural setting which may have access difficulties. This policy statement also highlights the need for renewable energy schemes to draft a decommissioning strategy in addition to reviewing socio-economic benefits that may arise within this phase of development.

14.2.9. NPS EN-3 **[Ref. 14-2]** also highlights that proposed development will have the ability to temporarily close or divert public rights of way (PRoW) to enable construction, but that applicants will be expected to keep all public

rights of way that cross the proposed development site open when it is both safe and practicable to do so, while protecting all PRoW users.

14.2.10. NPS EN-3 **[Ref. 14-2]** also includes a requirement for applicants to review the socio-economic benefits that may arise, in addition to highlighting policy on the transmission of infrastructure for renewable energy installations and other themes considered in the socio-economic assessment such as traffic and transport.

14.2.11. NPS EN-5 **[Ref. 14-3]** outlines the main policy framework guiding the Secretary of State's decisions on applications related to electricity network infrastructure, including provisions for ensuring the development of reliable and appropriate electricity networks.

14.2.12. National Planning Policy Framework (NPPF) (2024) **[Ref. 14-4]** sets out the principles of sustainable development and the national economic, social and environmental objectives, requiring planning authorities to collaborate effectively with applicants in order to secure developments in line with these objectives.

14.2.13. Paragraph 11 of the NPPF **[Ref. 14-4]** suggests that planning decisions should apply a presumption in favour of sustainable development. Section 6 'Building a strong, competitive economy' contributes towards the economic sustainability by supporting economic growth while Section 8 'Promoting health and safe communities' champions positive social interactions and safe and accessible communities.

14.2.14. In relation to the rural economy, paragraph 88(b) of the NPPF **[Ref. 14-4]** states that planning policies and decisions should enable *"the development and diversification of agricultural and other land-based rural businesses"*.

Local planning policy

14.2.15. Vale of Aylesbury Local Plan (VALP) 2013 – 2033 (Adopted September 2021) **[Ref. 14-5]** includes strategic objectives which suggest that the council will work with partners to secure 'timely and well-located provision of infrastructure, services and facilities' to enhance new and existing communities. Policies of relevance to this assessment are as follows:

- S1 'Sustainable development for Aylesbury Vale' – specific consideration will be given to delivery strategic infrastructure and other community needs to both new and existing communities;
- C3 'Renewable Energy' - planning applications involving renewable energy development will be encouraged provided that there is no unacceptable adverse impact, including cumulative impacts on landscape and biodiversity, visual impacts, the historic environment, the green belt, aviation, highways and residential amenity;

- T7 ‘Footpaths and cycle routes’ – development which will have implications for footpath and cycle routes will be encouraged to provide direct, convenient and safe pedestrian routes, with the council seeking new or improved cycle access and facilities where necessary;
- C4 ‘Protection of public rights of way’ – protection and conservation of public rights of way will need to be reconciled with benefits of new development to maximise the opportunity to form links from the development, while development proposals will be required to retain and enhance existing green corridors, in addition to maximising the opportunity for form new links between existing open spaces; and
- BE3 ‘Protection of amenity of residents’ – planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of the existing residents, or not achieve a satisfactory level of amenity for future residents.

14.2.16. The Buckinghamshire Local Industrial Strategy **[Ref. 14-6]** identifies the priorities to boost productivity by backing businesses to create high quality, well-paid jobs through investment. Relevant strategic objectives include:

- Bringing employers and skills providers together to understand the current and future skills needs, and planning provision to meet them; and
- Maximising the economic benefits of new transport, energy and digital infrastructure within the Arc.

14.2.17. The Buckinghamshire Strategic Economic Plan **[Ref. 14-7]** outlines the strategies and goals for growth in Buckinghamshire between 2016 and 2031. By 2032, Buckinghamshire aim to have an economy that will be *“vibrant, balanced and resilient*”, underpinned by *“innovative, high-value, globally orientated firms.* Strategic objectives set out within the plan include:

- Business growth and innovation; and
- Skills and talent.

14.2.18. The Buckinghamshire Skills and Employment Strategy **[Ref. 14-8]** sets out a vision for place-based skills and employment priorities, establishing Buckinghamshire’s approach to economic growth through investment in skills and employment and enabling effective local partnership working, while encouraging collaborative approaches to addressing local challenges and sharing best practice.

14.2.19. The Buckinghamshire Local Skills Improvement Plan **[Ref. 14-9]** outlines various interventions to attract more people into priority sectors through

new areas of provision, increasing apprenticeship opportunities and encouraging employers to work with the Buckinghamshire College Group.

14.2.20. Within the Buckinghamshire Local Skills Improvement Plan **[Ref. 14-9]**, 'Green: Net Zero' is raised as a priority cross-sector theme by Buckinghamshire, with skills to manage and increase awareness of net zero being identified in the agriculture, construction, digital and engineering sectors.

14.2.21. The Buckinghamshire County Corporate Plan **[Ref. 14-10]** shows that Buckinghamshire County are committed to making Buckinghamshire the best place to live, raise a family, work and do business. The priorities of relevance to Proposed Development are as follows:

- **Strengthening our communities** – highlights the need for Buckinghamshire to support existing businesses (especially SMEs) and improving educational outcomes for children and young people;
- **Increasing prosperity** – highlights the need to encourage sustainable economic growth by working with partners to maximise opportunities and boost productivity, attract high quality jobs and investment in skills, innovation and connectivity and foster growth to benefit new and existing communities.

14.2.22. The Buckinghamshire Vision **[Ref. 14-11]** sets out the measures that need to be taken in order to ensure that Buckinghamshire will grow as a *'thriving, resilient and successful county'*, where both *'residents and businesses can reach their best potential, growth is delivered sustainably to support meeting net zero and environmental enhancement is achieved to support a high quality of life for our communities'*. The three main strategic objectives are as follows:

- **Successful businesses and careers** – ensuring that Buckinghamshire is resilient and adaptable, while ensuring that every business across the county has a chance to succeed, capitalising on specialisms in energy and carbon reduction and working with educational facilities to ensure that people are equipped with the right skills to support growing sectors; and
- **Thriving culture, heritage and natural environment** – ensuring that existing and future communities, settlements and infrastructure will embody the intrinsic link between culture, heritage and the natural environment by tackling impacts of climate change to achieve net zero by 2050, increasing the use of sustainable resources and supporting the development of renewable energy generation.

14.2.23. The Buckinghamshire Rights of Way Improvement Plan 2020-2030 **[Ref. 14-12]** sets out the Council's priorities for improving PRoW for residents and visitors, stating that evidence shows that access to nature supports, quality of life and the economy (particularly tourism).

14.2.24. Buckinghamshire and Chilterns Destination Management Plan **[Ref. 14-13]** aims to strengthen local communities, support economic growth, and ensure sustainable tourism.

14.2.25. The village of Steeple Claydon is located just under 2km from the Order Limits. The Steeple Claydon Neighbourhood Plan **[Ref. 14-14]** sets out the following key objectives:

- To encourage development which addresses local housing and community infrastructure needs;
- To encourage appropriate employment use for land within the parish in support of local employment opportunities including land-based and land-related rural businesses as well as home-based business/work; and
- To protect and enhance community assets (facilities, buildings and green spaces).

14.2.26. Policy SC1 'Steeple Claydon Settlement Boundary' of the Steeple Claydon Neighbourhood Plan **[Ref. 14-14]** suggests that development proposals for (other than for rural housing exception schemes) on land outside the settlement boundary will not be permitted in the countryside unless proposals (inter alia):

- Support sustainable growth and expansion of a business or enterprise in the countryside area;
- Promote the development and diversification of agricultural and other land-based rural business;
- Support sustainable rural tourism and leisure developments that can benefit businesses in the countryside area, communities and visitors.

14.2.27. Quainton is adjacent to the part of the Order Limits between Lee Road and Doddershall House East Drive, and is one of the three main sites situated in the triangle of Winslow, Steeple Claydon and Quainton.

14.2.28. The Quainton Neighbourhood Plan **[Ref. 14-15]** sets an overarching vision based around creating a 'thriving community-based village with a treasured rich heritage where people can fulfil their ambitions for home, work and leisure in a safe, friendly and rural environment".

14.2.29. Objectives set out within includes objectives that are of direct relevance to the Proposed Development include:

- Protecting the rural landscape, particularly green spaces, footpaths, bridle paths, recreation areas and important viewpoints; and
- Making appropriate provision for a changing agricultural economy.

14.2.30. Winslow is c.1.5km away from the north eastern part of the Order Limits, and is one of the three main sites situated in the triangle of Winslow, Steeple Claydon and Quainton.

14.2.31. The overarching vision of the Winslow Neighbourhood Plan **[Ref. 14-16]** based around making Winslow a "a more sustainable town that is increasingly able to meet its own needs for housing, jobs, community facilities and public and commercial services".

14.2.32. Key objectives set out in the Winslow Neighbourhood Plan **[Ref. 14-16]** that are of direct relevance to the Proposed Development are include an objective to retain and grow the number of jobs in the town; and an objective to encourage greater use of walking, cycling and public transport.

14.2.33. Calvert Green is located to the west of the Order Limits. The overarching vision as set out within the Calvert Green Neighbourhood Plan **[Ref. 14-17]** is based around making sure that Calvert Green remains a *"safe, healthy, clean and caring place that people want to live in for the long term".*

14.2.34. Key objectives set out in the Calvert Green Neighbourhood Plan **[Ref. 14-17]** that are of direct relevance to the Proposed Development are as follows:

- To seek to improve and maintain local beneficial facilities;
- To protect the rural nature of the village whilst recognising the future housing, education and infrastructure needs of the residents in the future; and
- To ensure all our geographical and natural assets are identified, promoted and protected so that they are preserved for the future of the village.

Guidance

14.2.35. There is no single, standard guidance for undertaking population assessments within the Environmental Impact Assessment (EIA). As such, the guidance drawn upon for this assessment reflects industry standards, best practice and information informing the approach to identifying effects, receptors, and their sensitivity in-line with the **ES Volume 4, Appendix 5.1: EIA Scoping Report [EN010158/APP/6.4]**. The guidance used for this assessment includes the following:

- Design Manual for Roads and Bridges (DMRB) 'LA 112 Population and Human Health' **[Ref. 14-18]** is primarily for use when assessing transport-related developments. However, DMRB LA 112 gives some direction and context for assessing the impacts of a development on population which has been reviewed and adapted for this assessment.

According to DMRB LA 112, the following receptors should be considered within an assessment of the potential for population impacts: private property and housing, community land and assets, development land and businesses, agricultural land holdings and walker, cyclists and horse riders.

- Homes and Communities Agency (HCA) Additionality Guide **[Ref. 14-19]** is used when determining the displacement and leakage factors set to be applied to both direct construction and operational employment (**Paragraphs 14.6.14 – 14.6.22**), and when applying these assumptions to construction and operational employment within **'Section 14.8: Assessment of likely effects'**.
- HM Treasury's Green Book for Economic Appraisal and Evaluation ('the HM Treasury's Green Book') **[Ref. 14-20]** is used when determining the displacement and leakage factors set to be applied to both direct construction and operational employment (**Paragraphs 14.6.14 – 14.6.22**), and to determine a multiplier for indirect employment (**Paragraphs 14.6.23 – 14.6.26**).
- Loudhouse for Visa Europe, identifying average spend per day per employee, **[Ref. 14-21]** is used when determining the average daily spend for both construction and operational employees (**Paragraphs 14.6.27 – 14.6.28**), and when applying this figure to calculate construction workforce spending (**Paragraphs 14.8.6 – 14.8.14**) and operational workforce spending (**Paragraphs 14.8.86 – 14.8.91**) that fall within **'Section 14.8: Assessment of likely effects'**.
- Construction Industry Training Board (CITB) **[Ref. 14-22]** and Construction Skills Network reports **[Ref. 14-23]** are used when establishing the construction industry characteristics (**Paragraphs 14.6.12 – 14.6.13**), when determining the displacement and leakage factors set to be applied to both direct construction and operational employment (**Paragraphs 14.6.14 – 14.6.22**), and when determining the relevant study areas (**Paragraphs 14.4.5 – 14.4.14**).

14.3. Stakeholder engagement

14.3.1. **Table 14.1** provides a summary of the stakeholder engagement activities undertaken separate from the Environmental Impact Assessment (EIA) scoping, Phase One Consultation, Phase Two Consultation and Targeted Consultation process. This table also details the matters raised, how such matters have been addressed, and where they have been addressed within the Development Consent Order (DCO) Application documentation.

14.3.2. It is noted that in some cases, engagement includes direct contact with agricultural landowners and tenants regarding amendments to the scheme to address concerns about access and organisation of elements of the scheme within the Order Limits, and regarding Heads of Terms for land

swaps and financial compensation. Given the commercial nature of that engagement, it has not been included in **Table 14.1**.

14.3.3. Furthermore, there are elements of engagement related to other technical assessments within the ES that relate to the approach to the Population assessment (for example, where engagement with a heritage asset has been material to the assessment of effects on tourism). As such, equivalent tables in the following chapter should be read in conjunction with **Table 14.1**:

- **Chapter 6: Air Quality [EN010158/APP/6.2]**;
- **Chapter 9: Cultural Heritage [EN010158/APP/6.2]**;
- **Chapter 10: Landscape and Visual [EN010158/APP/6.2]**;
- **Chapter 11: Land and Groundwater [EN010158/APP/6.2]**;
- **Chapter 13: Noise and Vibration [EN010158/APP/6.2]**; and
- **Chapter 15: Transport and Access [EN010158/APP/6.2]**.

14.3.4. **ES Volume 4, Appendix 5.3: EIA Scoping Opinion Response Matrix [EN010158/APP/6.4]** presents the responses received in the EIA Scoping Opinion and the Applicant's response to each matter that has been raised.

14.3.5. **Appendices A4, J1, J2 and K3** of the **Consultation Report Appendices [EN010158/APP/5.2]**, which is submitted in support of the DCO Application, sets out the feedback received during Phase One Consultation, Phase Two Consultation and Targeted Consultation and how regard has been afforded by the Applicant to each matter raised.

14.3.6. **Appendices B1** and **B2** of the **Consultation Report Appendices [EN010158/APP/5.2]** set out engagement undertaken outside of the formal consultation process including engagement relevant to this chapter.

Table 14.1: Summary of stakeholder engagement

Consultee	Date of engagement	Summary of matters raised	How this matter has been addressed	Where this matter is addressed in the ES
Buckinghamshire Council	26 Feb 2024	Approach to diversion of PRoW and alignments of new permissive paths to be provided by the Proposed Development.	Buckinghamshire Council and the Applicant agreed on the approach to PRoW diversion and the alignment of permissive paths.	**Outline Rights of Way and Access Strategy (RoWAS) [EN010158/APP/7.8]** **Streets, Rights of Way and Access Plans [EN010158/APP/2.4]**
Buckinghamshire Council	16 April 2025	Approach to consideration of health and wellbeing effects, and the use of DMRB LA 112 in the context of the Population assessment.	It was agreed that the scope of the Population assessment within the ES would not include an assessment of health and wellbeing effects, and would therefore divert from DMRB LA 112.	N/A

14.4. Approach to identifying the scope of the assessment

Study areas

14.4.1. Due to the varying different types of effects and scale of sensitive receptors for population, there are a number of different study areas within this assessment. These have generally been determined by the extent of the potential effect and the sensitivity and scale of the receptor.

14.4.2. While there is no single specific guidance or requirement for the consideration of the effects assessed in this chapter, in some cases, the spatial scale of the assessment was driven by the location and number of receptors, and the physical extent of environmental change to these individual receptors (for example in terms of environmental amenity effects on community facilities).

14.4.3. Study areas are also determined or influenced by the scale of administrative geography for baseline data collection; the footprint, reach or catchment of community facilities; the existing access requirements for individual agricultural landholdings; the status of individual receptors in policy terms (such as PRoW which may be locally important and/or regionally significant in policy terms); sector-specific levels of statutory planning; and 'Functional Economic Market Areas' (FEMAs)[1].

14.4.4. As such, effects are considered in some cases at the 'economic' or 'population' scale, and in some cases at the 'community' scale (which may be determined by very local characteristics and the distribution of residential, neighbourhood or parish definitions, and community stakeholder feedback).

14.4.5. Construction employment is highly mobile, and travel-to-work patterns are far wider than average (i.e. for all sectors) with CITB surveys **[Ref. 14-22]** showing workers travelling up to 50 miles/90-minutes daily on a regular basis.

14.4.6. In the South East, 24% of construction workers live outside the region that they work in. The average journey for a construction worker from home to

[1] In general, socio-economic assessments are considered in terms of the effect of an intervention on an appropriate spatial scale of economy. When planning for economic growth, the Government's Planning Practice Guidance (PPG) states that economic needs should be assessed in relation to FEMAs. There is no standard practice to defining a FEMA, however Planning Policy Guidance considers that it is possible to define them taking account of factors including commuting patterns, the extent of any (former) LEP, the flow of goods, services or information within a local economy and administrative areas.

site is 18 miles. Overall, in the South East, in the 12 months prior to May 2024:

- 30% worked within 10 miles distance from their home;
- 54% worked within 10-49 miles distance from their home; and
- 16% worked further than 50 miles from their home.

14.4.7. As such, it is anticipated that the Proposed Development would draw construction labour from a substantial Construction Labour Market Area (CLMA) within 50 miles that includes (as a 'best fit' comparison to administrative geography) all Local Authorities in Warwickshire, Oxfordshire and Hertfordshire, in addition to some local authorities in Leicestershire, Cambridgeshire, Hampshire, Surrey, Essex and London.

14.4.8. This is the primary construction labour market from a travel-to-work perspective and also covers the primary administrative geographies with a statutory interest in skills, employment and education (i.e. County and Unitary Authority scale).

14.4.9. It is noted that workers are not spread evenly over this study area, with a greater propensity for workers to live closer to work within the CLMA. This is important to focus the activity of the Skills and Employment Plan to advance the potential for local employment and skills development. As such, a CLMA Focus Area within the CLMA may appropriately consider the potential labour market and its characteristics within approximately 10 miles (to cover an estimated 30% of the workforce using CITB estimates).

14.4.10. This 10-mile area includes a large portion of the Buckinghamshire County area, in addition to some smaller parts of Cherwell, Milton Keynes, South Oxfordshire and Dacorum.

14.4.11. The following are considered appropriate **'economic' or 'population' scale** study/assessment areas:

- CLMA (administrative geography that represents a 'best fit' for the area within 50 miles from the Order Limits);
- CLMA Focus Area (administrative geography that represents a 'best fit' for the area within 10 miles from the Order Limits);
- Local Authority/County (Buckinghamshire);
- Regional (South East); and
- National (England).

14.4.12. At the **'community'** scale, the DMRB LA 112 standard references population/socio-economic assessment and suggests the assessment of potential effects on relevant receptors is based on the location where users are likely to experience any disruption in terms of travel time and/or routing – and sets this at the area within the Order Limits, and within 500m

of the Order Limits. While this is considered an appropriate default, the 'community' study area has been extended in this case to take into account the receptors, effects and characteristics set out above.

14.4.13. The study/assessment area used for each receptor and effect within this chapter is summarised in **Table 14.2**.

Table 14.2: Population and socio-economic receptors, effects and study areas

Receptor	Effect	Study area and scale of assessment
Socio-economic effects		
Construction/ decommissioning economy and labour market	Construction/decommissioning employment	CLMA Focus Area, CLMA and Region (South East)
	Construction/decommissioning workforce spending and contribution to construction/ decommissioning output (GVA)	CLMA Focus Area, CLMA Region (South East), Local Authority/County (Buckinghamshire), National (England)
Operational (energy) economy and labour market	Operational employment	Local Authority/County (Buckinghamshire) and Region (South East)
	Operational workforce spending and contribution to operational (energy sector) output (GVA)	Local Authority/County (Buckinghamshire); Region (South East) and National (England)
Agricultural economy	Effects on the employment capacity and output of the agricultural economy	Local Authority/County (Buckinghamshire)
Agricultural businesses and landholdings	Effects on agricultural businesses and landholdings relating to viability, environmental change and access	Community/Individual Landholdings
Non-agricultural businesses and development land	Effects on other (non-agricultural) businesses relating to viability, environmental change and access	Community

Receptor	Effect	Study area and scale of assessment
Socio-economic effects		
Tourist economy and tourist accommodation	Effects on the value and volume of the tourist economy and its components/effects on the availability of tourist accommodation	Local Authority/County (Buckinghamshire)
Population effects		
Walkers, cyclists and horse riders (WCH)	Effect on the ability for recreational and other use of PRoW and access including permissive paths	Community
Private property and housing/land allocations	Effects on private property and housing	Community
Community and recreational facilities, land and assets and their users	Effects on community and recreational facilities, land and assets and their users	Community

14.4.14. The study areas used for this assessment are therefore set out across the following Figures (see **ES Volume 3 [EN010158/APP/6.3]**):

- **Figure 14.1: Local Authority/County – Buckinghamshire**;
- **Figure 14.2: CLMA**;
- **Figure 14.3: CLMA Focus Area**; and
- **Figure 14.4: Community Study Area**.

Scope of the assessment

14.4.15. The scope of this assessment has been established throughout the EIA process and design of the Proposed Development. Further information can be found in **ES Volume 1, Chapter 5: Approach to the EIA [EN010158/APP/6.1]**.

14.4.16. This section provides an update to the scope of the assessment from that presented in **ES Volume 4, Appendix 5.1: EIA Scoping Report [EN010158/APP/6.4]** and re-iterates/updates the evidence base

for scoping receptors/matters in or out following further iterative assessment.

14.4.17. The assessment of the cumulative loss of agricultural land focuses on the county of Buckinghamshire in order to consider the potential for cumulative loss of agricultural land and jobs. This assessment is detailed in **ES Volume 2, Chapter 17: Cumulative Effects [EN010158/APP/6.2].**

Receptors/matters scoped into the assessment

14.4.18. **Table 14.3** presents the receptors/matters that are scoped into the assessment reported within this ES, together with appropriate justification.

Table 14.3: Receptors/matters scoped into the assessment

Receptor/matter	Phase	Justification
Socio-economic effects		
Construction/ decommissioning employment **Construction/ decommissioning workforce spending and contribution to output (GVA)**	Construction and decommissioning	These matters were proposed to be scoped out of the assessment, as detailed within **ES Volume 4, Appendix 5.1: EIA Scoping Report [EN010158/APP/6.4]**. Instead, the Applicant proposed to submit a 'Socio-economic Statement' in support of the DCO Application outside of the DCO process, which will contain information on the potential loss of permanent jobs, the creation of new temporary and permanent jobs and the effect on the local economy. However, as set out in **ES Volume 4, Appendix 5.2: EIA Scoping Opinion [EN010158/APP/6.4]**, the Planning Inspectorate stated that an estimate of the number and types of jobs created should be provided in the ES and considered in the context of the available workforce in the area during each phase of the Proposed Development. Furthermore, consideration of
Operational employment **Operational workforce spending and contribution to operational (energy sector) output (GVA)**	Operation (including maintenance)	
Effects on the agricultural economy **Effects on the employment capacity and output of the agricultural economy**	Construction, operation (including maintenance) and decommissioning	

Receptor/matter	Phase	Justification
		potential impacts should include the availability of local accommodation and services. These matters are therefore scoped into the assessment, and the proposed 'Socio-economic Statement' has therefore not been produced.
Effects on agricultural businesses and landholdings **Effects on agricultural businesses and landholdings relating to viability, environmental change and access**	Construction, operation (including maintenance) and decommissioning	These matters are scoped into the assessment, as detailed within **ES Volume 4, Appendix 5.1: EIA Scoping Report [EN010158/APP/6.4]** and confirmed within **ES Volume 4, Appendix 5.2: EIA Scoping Opinion [EN010158/APP/6.4]**. The Site includes landholdings for a number of agricultural and non-agricultural businesses. The circumstances of the individual businesses involved has been investigated via discussions with the landowners and tenants and direct discussions as appropriate up to finalisation of the application to inform the baseline position.
Effects on development land and other (non-agricultural) business **Effects on other (non-agricultural) businesses and landholdings relating to viability, environmental change and access; and effects on allocated commercial development land.**	Construction, operation (including maintenance) and decommissioning	These matters were proposed to be scoped out of the assessment, as detailed within **ES Volume 4, Appendix 5.1: EIA Scoping Report [EN010158/APP/6.4]**. However, as set out in **ES Volume 4, Appendix 5.2: EIA Scoping Opinion [EN010158/APP/6.4]**, the Planning Inspectorate stated that as result of the lack of information provided, the Planning Inspectorate considers this matter should be scoped in

Receptor/matter	Phase	Justification
		(or evidence demonstrating agreement with relevant consultation bodies and the absence of a likely significant effect) and that this should be included in the ES. The Applicant has therefore scoped these matters into the assessment.
Effects on tourism and the tourist economy **Effects on the value and volume of the tourist economy and its components**	Construction, operation (including maintenance) and decommissioning	An assessment of effects on tourism was not specifically referenced in **ES Volume 4, Appendix 5.1: EIA Scoping Report [EN010158/APP/6.4]**. However, the Applicant recognises that consideration of such matters is recommended by paragraph 5.13.4 of NPS EN-1 **[Ref. 14-1]**. **ES Volume 4, Appendix 5.2: EIA Scoping Opinion [EN010158/APP/6.4]** (Ref 6.9.11) states that a "*consideration of potential impacts should include the availability of local accommodation and services*" should be included in the ES. Therefore, these matters have been scoped into the assessment where relevant to the potential use of tourist sector accommodation by construction workers during the construction and decommissioning phase only.
Effects on the availability of accommodation in the tourist accommodation sector	Construction and decommissioning	
Population effects		
Effects on community access Effects on WCH and their ability to use PRoW and	Construction, operation (including	These matters are scoped into the assessment, as detailed within **ES Volume 4, Appendix 5.1: EIA Scoping Report**

Receptor/matter	Phase	Justification
Permissive Paths for recreational use and community connectivity.	maintenance) and decommissioning	**[EN010158/APP/6.4]** and confirmed within **ES Volume 4, Appendix 5.2: EIA Scoping Opinion [EN010158/APP/6.4]**. There is the potential for significant effects on walkers, cyclists and horse riders as a result of the requirement for temporary closures or diversions and impacts on users of existing access routes (PRoW and Permissive Paths) associated with the Proposed Development.
Effects on private property and housing	Construction, operation (including maintenance) and decommissioning	These matters were proposed to be scoped out of the assessment, as detailed within **ES Volume 4, Appendix 5.1: EIA Scoping Report [EN010158/APP/6.4]**. However, as set out in **ES Volume 4, Appendix 5.2: EIA Scoping Opinion [EN010158/APP/6.4]**, the Planning Inspectorate stated that an assessment of this matter (or evidence demonstrating agreement with relevant consultation bodies and the absence of a likely significant effect) should be included in the ES. The Applicant has therefore scoped these matters into the assessment.
Effects on community and recreational facilities, land and assets and their users	Construction, operation (including maintenance) and decommissioning	These matters were proposed to be scoped out of the assessment, as detailed within **ES Volume 4, Appendix 5.1: EIA Scoping Report [EN010158/APP/6.4]**. However, as set out in **ES Volume 4,**

Receptor/matter	Phase	Justification
		Appendix 5.2: EIA Scoping Opinion [EN010158/APP/6.4], the Planning Inspectorate stated that an assessment of this matter (or evidence demonstrating agreement with relevant consultation bodies and the absence of a likely significant effect) should be included in the ES. The Applicant has therefore scoped these matters into the assessment.

Receptors/matters scoped out of the assessment

14.4.19. **Table 14.4** presents the receptors/matters that are scoped out of the assessment that are therefore not considered as part of this ES, together with appropriate justification.

Table 14.4: Receptors/matters scoped out of the assessment

Receptor/matter	Phase	Justification
Socio-economic effects		
Construction/ decommissioning employment **Construction/ decommissioning workforce spending and contribution to output (GVA)**	Operation (including maintenance)	Construction/decommissioning employment, workforce spending and contribution to GVA will only occur during the construction and decommissioning phases.
Operational employment **Operational workforce spending and contribution to operational (energy sector) output (GVA)**	Construction and decommissioning	Operational employment, workforce spending and contribution to GVA will only occur during the operation (including maintenance) phase.

Receptor/matter	Phase	Justification
Effects on the availability of accommodation in the tourist accommodation sector	Operation (including maintenance)	Effects on the availability of accommodation in the tourist accommodation sector will only occur during the construction and decommissioning phases.

14.5. Environmental baseline

Establishing baseline conditions

Data sources to inform the EIA baseline characterisation

14.5.1. The following data sources have been used to understand the existing population baseline conditions:

- Office for National Statistics (2021). Census 2021 **[Ref. 14-24]**;
- Office for National Statistics (2024). Labour Market Profile - Buckinghamshire **[Ref. 14-25]**;
- Office for National Statistics (2023). Business Register and Employment Survey **[Ref. 14-26]**;
- Office for National Statistics (2024). Annual Population Survey **[Ref. 14-27]**;
- Office for National Statistics (2023). UK Business Counts **[Ref. 14-28]**;
- Office for National Statistics (2019). English Indices of Deprivation **[Ref. 14-29]**;
- Office for National Statistics (2022). Estimates for Regional Gross Value Added **[Ref. 14-30]**;
- Department for Education (2025). Apprenticeships and Traineeships in-year Data **[Ref. 14-31]**;
- Department for Work and Pensions (2025). Claimant Count/Jobseekers Allowance **[Ref. 14-32]**;
- Department for Food and Rural Affairs (2025). Structure of the agricultural industry in England and the UK at June **[Ref. 14-33]**; and
- Buckinghamshire Council Public Rights of Way Map **[Ref. 14-34]**.

Socio-economic baseline

14.5.2. The following section presents a summary of the baseline conditions for the receptors/matters scoped into the assessment, as detailed within the **Table 14.3** above.

Economic activity

14.5.3. According to data from the 2021 Census, economic activity rates within the CLMA (65%) and the CLMA Focus Area (67%) are greater than rates within the Buckinghamshire (64%), the South East (62%) and England (61%).

14.5.4. Retirement was recorded to be the main reason for economic inactivity in Buckinghamshire, with retired individuals accounting for over half (61%) of economically inactive population. This proportion was greater than the proportions of retired individuals at the CLMA Focus Area, CLMA, regional and national levels (at 57%, 48%, 60% and 55% respectively).

14.5.5. The unemployment rate within the CLMA is 6%, which is greater than rates within the CLMA Focus Area (4.4%), Buckinghamshire (4.3%), the South East (4.9%) and England (5.7%).

14.5.6. Data from the Annual Population Survey (April 2023 to March 2024) suggests that 23% of Buckinghamshire's economically inactive population want a job, which is higher than proportions in both the South East (17.2%) and England (18%).

14.5.7. Claimant count data provides the most recent information on the number of people claiming unemployment-related benefits in a particular spatial area, which includes Jobseekers' Allowance and Universal Credit. The count is calculated for all working age residents aged between 16 and 64 years. This dataset is unable to capture all unemployed individuals as some local residents may not claim these benefits or may be ineligible. This dataset is not considered to be a national statistic.

14.5.8. Claimant count data from March 2025 reveals the claimant rate (as a proportion of all working age residents aged 16 to 64) of 4.9% in the CLMA, which is higher than rates within Buckinghamshire (3.3%), the South East (3.3%) and England (4.3%).

14.5.9. Data from the ONS on Jobseeker's allowance by occupation in March 2025 suggests that 12% of jobseekers in the CLMA sought to work within construction-related occupations.

14.5.10. These data are presented below in **Table 14.5**.

Table 14.5: Economic activity, claimant count and JSA baseline

	Buckinghamshire	CLMA Focus Area	CLMA	South East	England
Economic Activity, Census 2021					
Economic Activity Rate (%)	64%	67%	65%	62%	61%
Economic Inactivity (%)	36%	33%	35%	38%	39%
Unemployment Rate (%)	4.3%	4.4%	6.0%	4.9%	5.7%
Reason for Economic Inactivity (as proportion of economically inactive population) %					
Retired	61%	57%	48%	60%	55%
Student	12%	12%	18%	13%	14%
Looking after home or family	13%	14%	15%	12%	12%
Long-term sick or disabled	6%	8%	9%	8%	10%
Other	7%	9%	10%	7%	8%
ILO Unemployment, Annual Population Survey (July 2023 to June 2024)					
% of economically inactive individuals who want a job	23%	-	-	17.2%	18%
Claimant Count, March 2025					
Claimant Count	11,435	11,610	674,555	190,540	1,560,475
Claimant Rate	3.3%	-	4.9%	3.3%	4.3%
Jobseeker's Allowance by Occupation, March 2025					
Total JSA by Occupation	885	535	16,210	12,080	70,765
Total Construction Jobseekers	215	55	1,875	3,075	17,625
% of Construction Jobseekers	24%	10%	12%	25%	25%

Employment (workplace)

14.5.11. The latest employment estimates are for 2023, published in 2024 (ONS, 2024, Business Register and Employment Survey). At that time, there were an estimated 251,100 jobs in Buckinghamshire, 267,425 jobs in the CLMA Focus Area, and 12,008,510 total jobs in the CLMA.

14.5.12. The largest broad industrial group in the Buckinghamshire is Health which accounts for 13% of total employment, which is higher than proportion within the CLMA Focus Area (12%) and the CLMA (11%), equal to the national proportion and lower than the proportion at the regional level (14%).

14.5.13. The largest broad industrial group in the CLMA is professional, scientific and technical roles, accounting for 13% of employment within the area. This is higher than the proportions in Buckinghamshire, the CLMA Focus Area, the South East and England (at 9%, 10%, 9% and 10%, respectively).

14.5.14. This is shown in **Table 14.6**.

Table 14.6: Employment by industry

	Buckinghamshire	CLMA Focus Area	CLMA	South East	England
Broad Industrial Groups					
Agriculture, forestry and fishing	1%	0%	0%	1%	1%
Mining, quarrying and utilities	1%	1%	1%	1%	1%
Manufacturing	7%	7%	4%	6%	7%
Construction	6%	4%	4%	5%	5%
Motor trades	2%	2%	1%	2%	2%
Wholesale	8%	6%	4%	4%	4%
Retail	8%	10%	7%	9%	8%
Transport and storage	3%	6%	5%	5%	5%
Accommodation & food services	8%	8%	7%	9%	8%
Information and communication	5%	5%	8%	5%	5%

	Buckinghamshire	CLMA Focus Area	CLMA	South East	England
Financial and insurance	2%	3%	5%	3%	3%
Property	2%	2%	2%	2%	2%
Professional, scientific and technical	9%	10%	13%	9%	10%
Business administration and support services	7%	8%	10%	8%	9%
Public administration and defence	3%	4%	4%	3%	4%
Education	9%	7%	8%	10%	8%
Health	13%	12%	11%	14%	13%
Arts, entertainment, recreation	5%	6%	5%	5%	5%

Construction employment

14.5.15. There were around 15,070 jobs within the construction sector[2] within Buckinghamshire, 11,955 in the CLMA Focus Area, 454,160 in the CLMA, 249,500 in the South East and 1,542,000 in England. These estimates include self-employed jobs.

14.5.16. It is important to distinguish between data which includes self-employment and that which does not because self-employment is very important in the construction sector due to contractors and sub-contractors not employing people directly.

14.5.17. This is shown in **Table 14.7**.

[2] Employment jobs within the following SOC Codes: SIC 281, SIC 282, SIC 284, SIC 289SIC 411, SIC 412, SIC 422, SIC 429, SIC 431, SIC 432, SIC 433, SIC 439 and SIC 712.

Table 14.7: Employment by industry in the construction sector

	Buckinghamshire	CLMA Focus Area	CLMA	South East	England
Construction – 3 Digit SIC Code Industries					
Manufacture of general-purpose machinery	10	505	8,510	5,500	41,000
Manufacture of other general-purpose machinery	550	955	11,355	11,500	60,000
Manufacture of metal forming machinery and machine tools	100	145	1,295	500	6,500
Manufacture of other special-purpose machinery	210	135	7,260	2,500	28,000
Development of building projects	2,000	615	48,965	21,000	119,000
Construction of residential and non-residential buildings	3,250	2,040	125,335	55,000	347,500
Construction of roads and railways	400	680	15,040	11,500	55,500
Construction of utility projects	45	35	4,400	2,500	13,500
Construction of other civil engineering projects	700	595	31,460	14,000	103,000
Demolition and site preparation	80	45	3,735	3,000	26,500
Electrical, plumbing and other construction	4,250	2,920	97,795	67,000	376,000

	Buckinghamshire	CLMA Focus Area	CLMA	South East	England
installation activities					
Building completion and finishing	1,750	1,425	53,110	29,000	186,500
Other specialised construction activities n.e.c.	1,375	885	31,735	20,500	138,000
Technical testing and analysis	350	975	14,165	6,000	41,000
Total	**15,070**	**11,955**	**454,160**	**249,500**	**1,542,000**
Construction Jobs as a proportion of Total Jobs (%)	**6%**	**4%**	**4%**	**6%**	**5%**

14.5.18. When analysing the 3 digit SIC code data from 2023 BRES for Buckinghamshire against the national average, the construction sector was recorded to have a location quotient of 1.10, which suggests that the concentration of jobs within the construction sector in Buckinghamshire is higher than the concentration nationally (a location quotient compares the concentration of a population to a wider average – in this case the national average – so a score of '2' would effectively mean twice the national average concentration ('1')).

14.5.19. Manufacture of metal forming machinery and machine tools (SIC code 284) and the development of building projects (SIC code 411) are recorded to have the highest location quotients in the Buckinghamshire when compared to other construction sub sectors, at 1.73 and 1.89 respectively.

14.5.20. This is shown in **Table 14.8**.

Table 14.8: Location quotients for 3 digit SIC sectors within the construction sector compared to the national average

	Buckinghamshire	CLMA Focus Area	CLMA	South East
Construction – 3 Digit SIC Code Industries				
Manufacture of general-purpose machinery	0.03	1.30	0.56	0.85

	Buckinghamshire	CLMA Focus Area	CLMA	South East
Manufacture of other general-purpose machinery	1.03	1.68	0.51	1.22
Manufacture of metal forming machinery and machine tools	1.73	2.36	0.53	0.49
Manufacture of other special-purpose machinery	0.84	0.51	0.70	0.57
Development of building projects	1.89	0.55	1.10	1.12
Construction of residential and non-residential buildings	1.05	0.62	0.97	1.01
Construction of roads and railways	0.81	1.29	0.73	1.32
Construction of utility projects	0.37	0.27	0.87	1.18
Construction of other civil engineering projects	0.76	0.61	0.82	0.87
Demolition and site preparation	0.34	0.18	0.38	0.72
Electrical, plumbing and other construction installation activities	1.27	0.82	0.70	1.13
Building completion and finishing	1.05	0.81	0.76	0.99
Other specialised construction activities n.e.c.	1.12	0.68	0.62	0.95

	Buckinghamshire	CLMA Focus Area	CLMA	South East
Technical testing and analysis	0.96	2.51	0.93	0.93
Combined Construction LQ	**1.10**	**0.82**	**0.79**	**1.03**

Energy sector employment

14.5.21. Data from the 2023 BRES suggests that there are currently 550 jobs in the Energy sector within Buckinghamshire, 15,250 in the South East and 95,000 energy jobs in England.

14.5.22. As shown in **Table 14.9**, when analysing the 3 digit SIC code data from 2023 BRES for Buckinghamshire against the national average, the energy sector was recorded to have a location quotients of 0.65.

Table 14.9: Employment by industry and location quotients for 3 digit SIC sectors within the energy sector

	Buckinghamshire	South East	England
Energy – 3 Digit SIC Code Industries			
Manufacture of electric motors, generators, transformers and electricity distribution and control apparatus	150	4,250	24,000
Electric power generation, transmission and distribution	400	11,000	71,000
Combined Total	550	15,250	95,000
Energy Jobs as a proportion of Total Jobs (%)	**0.22%**	**0.34%**	**0.34%**
Manufacture of electric motors, generators, transformers and electricity distribution and control apparatus	0.70	1.13	-
Electric power generation, transmission and distribution	0.63	0.99	-
Combined Energy LQ Total	**0.65**	**1.02**	**-**

Employment by sector (residential population)

14.5.23. According to the 2021 Census, the total resident workforce is equal to c.273,320 in Buckinghamshire and c.8,765,700 in the CLMA.

14.5.24. The largest industry within Buckinghamshire is recorded to be wholesale and retail trade which accounts for 13.6% of the area's total resident workforce. Construction is recorded to account for 8.7%, which is higher than the proportion within the CLMA (7.9%), equal to the rate at the national level, and lower than the proportion at the regional level (9.0%).

14.5.25. The proportion of the resident workforce in Buckinghamshire that were recorded to work in the Electricity, gas, steam and air conditioning supply industry is 0.4% - lower than the proportion at both regional and national levels (both 0.6%).

14.5.26. These data are shown in **Table 14.10**.

Table 14.10: Residential workforce by sector

	Buckinghamshire		CLMA Focus Area		CLMA		South East		England	
	No.	**%**	**No.**	**%**	**No.**	**%**	**No.**	**%**	**No.**	**%**
Agriculture, forestry and fishing	1,834	0.7%	2,669	0.8%	34,460	0.4%	28,659	0.6%	211,867	0.8%
Mining and quarrying	344	0.1%	280	0.1%	10,367	0.1%	6,059	0.1%	40,130	0.2%
Manufacturing	18,806	6.9%	24,009	7.4%	497,713	5.7%	266,287	6.0%	1,921,401	7.3%
Electricity, gas, steam and air conditioning supply	1,016	0.4%	1,279	0.4%	43,518	0.5%	25,891	0.6%	152,142	0.6%
Water supply; Sewerage, waste management and remediation activities	2,296	0.8%	2,212	0.7%	45,175	0.5%	33,043	0.7%	190,302	0.7%
Construction	23,745	8.7%	25,828	8.0%	692,898	7.9%	403,450	9.0%	2,288,550	8.7%
Wholesale and retail trade; repair of motor vehicles and motorcycles	37,081	13.6%	51,810	16.1%	1,207,412	13.8%	622,163	13.9%	3,958,259	15.0%
Transport and storage	11,789	4.3%	17,177	5.3%	437,461	5.0%	217,510	4.9%	1,328,773	5.0%

	Buckinghamshire		CLMA Focus Area		CLMA		South East		England	
Accommodation and food service activities	10,159	3.7%	13,124	4.1%	420,840	4.8%	200,464	4.5%	1,291,556	4.9%
Information and communication	21,512	7.9%	21,033	6.5%	622,054	7.1%	279,336	6.2%	1,246,568	4.7%
Financial and insurance activities	10,569	3.9%	11,909	3.7%	430,625	4.9%	181,855	4.1%	1,007,530	3.8%
Real estate activities	5,264	1.9%	5,009	1.6%	157,359	1.8%	71,939	1.6%	412,648	1.6%
Professional, scientific and technical activities	23,582	8.6%	22,858	7.1%	784,333	8.9%	323,587	7.2%	1,768,507	6.7%
Administrative and support service activities	14,902	5.5%	17,396	5.4%	499,636	5.7%	253,025	5.7%	1,399,037	5.3%
Public administration and defence; compulsory social security	14,443	5.3%	18,596	5.8%	437,884	5.0%	264,605	5.9%	1,521,181	5.8%
Education	28,204	10.3%	33,285	10.3%	880,952	10.0%	457,614	10.2%	2,601,727	9.9%
Human health and social work activities	34,234	12.5%	38,875	12.0%	1,115,501	12.7%	621,870	13.9%	3,856,651	14.6%

	Buckinghamshire		CLMA Focus Area		CLMA		South East		England	
Other	13,450	4.9%	15,418	4.8%	447,557	5.1%	214,418	4.8%	1,208,385	4.6%
Total	273,230		322,770		8,765,700		4,471,800		26,405,000	

Business and Gross Value Added (GVA)

14.5.27. According to UK Business Counts, there were approximately 34,315 active businesses within Buckinghamshire, 33,065 active businesses within the CLMA Focus Area and 1,062,885 active businesses within the CLMA. These figures include both VAT-registered and PAYE-based enterprises.

14.5.28. The proportion of construction businesses within Buckinghamshire is equal to 13%, which is higher than the proportion of construction businesses within the CLMA Focus Area (12%) and the CLMA (11%), equal to the proportion of construction jobs within England, but lower than the proportion of construction businesses within the South East region (14%).

14.5.29. The number of energy transmission/production businesses within Buckinghamshire, was recorded to be at 40.

14.5.30. GVA is a measure of economic productivity that quantifies the contribution of an entity (company, industry or area) to an economy, producer or sector.

14.5.31. **Table 14.11** sets out the estimated GVA (current price) and sectoral GVA in 2022 within the agriculture, mining, electricity, gas, water and waste sector, and the construction sectors in Buckinghamshire, the CLMA, the South East and England.

14.5.32. The CLMA Focus Area is dominated by Buckinghamshire, but also includes parts of West Northamptonshire, Milton Keynes, Dacorum, South Oxfordshire, Central Bedfordshire and Cherwell. Using all of these areas as a proxy for the CLMA Focus Area when looking at GVA would result in an overestimation of total GVA within the CLMA Focus Area. As a result, we have used 'Buckinghamshire' as a proxy for the CLMA Focus Area.

Table 14.11: Estimated GVA

	Buckinghamshire (CLMA Focus Area)	CLMA	South East	England
Electricity, gas, water; sewerage and waste management	£196m	£22,335m	£10,142m	£51,528m
Construction sector	£1,770m	£53,624m	£23,963m	£133,239m
Total	**£19,176m**	**£1,046,996m**	**£354,501m**	**£2,113,338m**

Socio-economic deprivation

14.5.33. The Government's Index of Multiple Deprivation (IMD) (2019) measures deprivation in England by combining social, environmental, economic, and housing indicators to produce a single deprivation score for lower-layer super output areas. Areas are then ranked relative to other areas according to their score.

14.5.34. The seven domains used in the Index of Multiple Deprivation are:

- Income;
- Employment;
- Education, skills and training;
- Health deprivation and disability;
- Crime;
- Barriers to housing and services; and
- Living environment.

14.5.35. **ES Volume 3, Figure 14.5: Indices of Multiple Deprivation (IMD, 2019) [EN010158/APP/6.3]** shows that the Site is not within an area that is amongst the top 30% most deprived in the country.

14.5.36. However, there are some pockets of deprivation to the north east of Buckinghamshire and to the south of the Site that fall amongst the top 10%-30% most deprived areas in England. This deprivation is being driven by living environment deprivation and barriers to housing and services.

14.5.37. Additionally, various areas within Buckinghamshire suffer from deprivation driven by shortfalls within education, skill development and training – areas in Aylesbury, High Wycombe, Princes Risborough and Chesham fall amongst the top 20% most deprived areas in England for this domain.

Qualifications and apprenticeships

14.5.38. According to data from the 2021 Census, approximately 41% of residents above the age of 16 within both Buckinghamshire and the CLMA were recorded to have higher or further education qualifications, which was higher than the regional (36%) and national (34%) proportions.

14.5.39. The proportion of Buckinghamshire's residents with no qualifications was equal to 14%, which was lower than proportions recorded within the CLMA (16%), the South East (15%) and England (18%). These data are shown in **Table 14.12**.

Table 14.12: Highest level of qualification

	Buckinghamshire		CLMA Focus Area		CLMA		South East		England	
Highest Level of Qualifications, Census 2021										
	No.	**%**	**No.**	**%**	**No.**	**%**	**No.**	**%**	**No.**	**%**
No Qualifications	60,981	14%	59,376	15%	2,200,418	16%	1,162,221	15%	8,317,789	18%
GCSE/A-Level	168,711	38%	160,637	41%	4,927,456	35%	3,099,474	41%	18,367,305	40%
Higher/Further Education Qualifications	181,721	41%	19,658	5%	570,247	4%	2,702,048	36%	15,606,458	34%
Apprenticeship Level	21,261	5%	144,694	37%	5,878,434	42%	386,759	5%	2,446,935	5%
Other	10,721	2%	10,379	3%	402,352	3%	204,078	3%	1,268,468	3%

Occupational skills

14.5.40. 2021 Census data suggests that 56% of employed individuals within Buckinghamshire are recorded to have higher skilled occupations (managerial, professional and associate professional occupations) which is greater than the proportion at the CLMA Focus Area (50%), CLMA (53%), regional (50%) and national (46%) levels.

14.5.41. In contrary, the proportions of employed individuals working within middle skilled occupations (administrative and secretarial, skilled trade and caring, leisure and service occupations) is recorded to be marginally lower in Buckinghamshire (27%), the CLMA Focus Area (27%) and the CLMA (26%) when compared to proportions at the regional and national levels (at 28% and 29%, respectively).

14.5.42. When analysing the proportion of low-skilled occupations (sales and customer service, process, plant and machine operatives and elementary occupations) within both Buckinghamshire and the CLMA against the national average, both areas are recorded to have location quotients below 1 (at 0.70 and 0.87, respectively).

14.5.43. This suggests that the concentration of low-skilled occupations in both Buckinghamshire and the CLMA is lower than the concentration nationally. Intuitively, the location quotients for the proportion of high-skilled occupations in both Buckinghamshire and the CLMA are recorded to be higher than one.

14.5.44. These data are presented in **Table 14.13**.

Table 14.13: Residential workforce by occupational skill

	Buckinghamshire		CLMA Focus Area		CLMA		South East		England	
Occupations (%), Census 2021										
	No.	**%**	**No.**	**%**	**No.**	**%**	**No.**	**%**	**No.**	**%**
Managers, directors and senior officials	50,441	18%	36,899	15%	1,451,920	15%	665,423	15%	3,403,916	13%
Professional occupations	61,466	22%	53,049	21%	2,359,306	24%	948,916	21%	3,499,749	20%
Associate professional and technical occupations	40,954	15%	36,696	15%	1,446,326	15%	637,552	14%	3,499,749	13%
High Skilled Occupations	**152,861**	**56%**	**126,644**	**50%**	**4,562,257**	**53%**	**2,251,891**	**50%**	**12,260,314**	**46%**
Administrative and secretarial occupations	25,760	9%	24,023	10%	752,348	9%	418,153	9%	2,446,565	9%
Skilled trades occupations	25,403	9%	23,233	9%	716,714	8%	447,317	10%	2,683,139	10%
Caring, leisure and other service occupations	21,485	8%	20,045	8%	677,571	8%	406,891	9%	2,447,148	9%

	Buckinghamshire		CLMA Focus Area		CLMA		South East		England	
Mid skilled occupations	**72,648**	**27%**	67,301	**27%**	2,146,633	**25%**	**1,272,361**	**28%**	**7,576,852**	**29%**
Sales and customer service occupations	16,538	6%	18,420	7%	554,743	6%	304,995	7%	1,972,553	7%
Process, plant and machine operatives	12,757	5%	14,937	6%	479,928	6%	248,363	6%	1,832,666	7%
Elementary occupations	18,432	7%	24,551	10%	817,752	10%	394,167	9%	2,762,829	10%
Low skilled occupations	**47,727**	**17%**	**57,808**	**23%**	**1,852,423**	**22%**	**947,525**	**21%**	**6,568,048**	**25%**
Occupations (Location Quotients), Census 2021										
High skilled occupations	1.20		1.08		1.15		1.08		-	
Mid skilled occupations	0.93		0.93		0.87		0.99		-	
Low skilled occupations	0.70		0.92		0.87		0.85		-	

Agricultural economy

14.5.45. 2024 Defra statistics on the structure of the agricultural industry in the UK **[Ref. 14-33]** identifies that the South East (inc. London) accounts for 13% of England's agricultural land. Buckinghamshire accounts for c.102,000 hectares (ha) of agricultural land. Agriculture in the South East (inc. London) supports employment for 47,842 people of which 2,694 are in Buckinghamshire. Data on the average full time equivalent jobs per ha of agricultural land is presented in **Table 14.14**.

Table 14.14: Agricultural land and employment (in terms of FTE jobs) (2024)

	Buckinghamshire	South East	England
Agricultural land (ha)	102,345	1,118,595	8,877,474
Full time employment (People)	1,492	20,669	144,325
Part time employment (People)	1,235	16,984	106,163
FTE employment (FTE Jobs)	2,110	29,161	197,407
Casual employment (People)	237	10,189	34,309
Average FTE jobs per ha	0.021	0.026	0.022

14.5.46. The amount of agricultural land and employment supported by agricultural land holdings in Buckinghamshire and the South East fluctuates annually but has remained relatively stable over time. Based on Defra statistics, the total agricultural land reduced by 3% and 2% within these areas between 2010 and 2024, respectively. Over the same period, agricultural labour has increased within the South East and decreased in both Buckinghamshire and England.

14.5.47. A review of BRES data on employment suggests that agriculture, forestry and fishing has accounted for an average of around 1.6% of employment in Buckinghamshire over the last 9 years of published data (2015-2023), with this employment fluctuating between 3,500 and 4,000 jobs during that time.

Land use, employment and commercial activity within the Order Limits

14.5.48. The Order Limits comprise land which currently consists of agricultural fields and pastureland with hedgerows, ditches, woodland blocks and farm access tracks. In total, 652.02 ha of land is in agricultural or commercial use.

14.5.49. In terms of commercial interests and land ownership and tenancy agreements:

14.5.50. The Claydon Estate owns approx. 624.2ha of land within the Order Limits, of which 174.4ha is held 'in hand' (i.e. farmed by the Claydon Estate) and farmed as arable land within Fields SA12, SA26, SA33, B10, B12, B13, B14, B15, B16, B2, B20, B21, B22, B23 (North), B23 (South), B4, D28, B13B, B23 (North), B5 and D27.

14.5.51. A further 449.8 ha within the Order Limits is owned by the Claydon Estate but tenanted with three main tenants:

- A single tenant (Tenant/Occupier A) occupies Fields SA35, SA36, SA37, SA38, SA39, SA40, SA41, SA42, SA43, SA44, SA45, SA46, SA47, SA48, SA49, SA50, SA51, SA58, SA59, E10, E11, E20, E21, E22 and E23. The land amounts to 131.2ha of land, mainly comprised of animal grazing. The operation employs one farm manager. This land is also used by one non-agricultural business - TCS Biosciences – described in the following section ('Land use, employment and commercial activity in the community study area").
- A single tenant (Tenant/Occupier B) occupies Fields D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D26, D3 (South), D4, D44, D45, D6, D7, D8 and D9 The land (approximately 119.2ha is actively farmed as arable/cropped farmland, and supports a small amount of employment (1 FTE and a small number of seasonal workers for example during harvest periods)).
- A single tenant (Tenant/Occupier C) occupies comprises Fields SA1, SA2, SA3, SA4, SA5, SA6, SA7, SA8, SA9, B11, B18, B19, B9, D29, B17, C1, C2, C2 (North), C3, D30, D31, D32, D33, D34, D35, D36, D37, SA13, SA14, SA15, SA16, SA17, B1, B3, B6, B7 and B8. The land comprises 199.5ha, most of which is farmed as pasture for livestock, with a small amount of arable land providing mainly for feedstock to support the livestock element. The farmed area supports mainly family employment, with one other FTE employee and some seasonal employment.

14.5.52. There are four other single-landowner areas within the Order Limits using land for agricultural and other commercial operations:

- A single landowner (Landowner A) occupying Fields SA55 and SA56, comprising 2.12ha of farmed land;

- A single landowner (Tenant/Occupier A) occupying Fields SA52 and SA53, comprising 12.4ha of farmed land; and
- A single landowner (Landowner B) occupying Field SA57 comprising 13.3ha of farmed land.

14.5.53. None of the agricultural land within the Order Limits includes built development/farm infrastructure such as barns, farmhouses, sheds or other covered storage, which for each tenant or landowner is outside of the Order Limits to support the farming of land within (and in some cases outside of) the Order Limits.

14.5.54. Field SA54 (comprising 17.2ha) is owned by National Grid and operated as a substation (East Claydon Substation).

Land use, employment and commercial activity in the community study area

14.5.55. There is no land allocated for employment use, and there are no planning applications yet to be determined that might generate employment opportunities within the Order Limits.

14.5.56. There are 17 businesses present within 500m of the Order Limits. A brief summary of the nature of these businesses and their location in relation to the Order Limits set out below:

- Claydon House (an 18th Century country house) is a National Trust property and visitor attraction located north of the Order Limits.
- There are a number of supporting businesses adjacent to Claydon House, within the Claydon Estate, that offer refreshments and leisure opportunities to visitors.
- TCS Biosciences has offices located approximately 430m north of the Order Limits in the village of Botolph Claydon. The offices are open generally from 8.30am to 5pm, Monday to Friday. TCS Biosciences manufactures and distributes laboratory reagents, test kits and quality control reagents (TCS Biosciences operates on agricultural land tenanted from the Claydon Estate, and so while adjacent to the Site, is also considered a commercial use within the Order Limits itself, using land within the Order Limits and requiring access within and across the Order Limits);
- Hogshaw Farm and Wildlife Park is a visitor attraction located approximately 250m east of the Order Limits. The park is open to the public throughout the day from 10am to 5:30pm (excluding Mondays and Tuesdays) and is also used for children's birthday parties and school groups, after school activities, as well as housing an on-site café and shop;

- Bunsoy Services Ltd. is located approximately 325m from the Order Limits. The business is a parcel delivery service warehouse that operates between 9am and 5pm, Monday to Friday;
- Claydon Clocks is located approximately 455m west of the Order Limits, in the village of East Claydon. The business provides clock repair services and operates between 9am and 5pm, Monday to Friday;
- Mutts and Mogs is a pet store located approximately 490m east of the Order Limits and operates from 8am to 5pm, Monday to Friday;
- The Mushroom Village Bar is located approximately 490m north of the Order Limits in the village of Botolph Claydon. The bar is located in the old village hall and is also used as an events space. It is open on Thursdays and Saturdays, from 8pm to 11pm and Fridays, from 6pm to 11pm;
- Star Massage Ltd. is located approximately 500m west of the Order Limits in the village of Calvert. The business offers massage services and operates throughout the day from 9am to 5pm;
- Loved Before is located on the Claydon Estate north of the Order Limits. The business is a soft toy shop that restores old toys and resells them;
- Featherstone Jewellery is located north of the Site on the Claydon Estate. The business is an independent jewellery shop and is open Thursday to Sunday, from 10.30am to 2pm and Tuesday to Friday, from 9am to 4pm;
- Signature Flowers is located north of the Site on the Claydon Estate. The business is a florist that also provides flower arranging classes and is open Monday and Saturday from 10am to 2pm and Tuesday to Friday, 9am to 4pm;
- The Flying Fox is located on the Claydon Estate, north of the Order Limits. The Flying Fox showroom sells home interior and gifts. The business is open Monday, Friday and Saturday from 10am to 5pm and on Thursdays and Sundays from 10am to 4pm. The business is also open on Tuesdays and Wednesdays by appointment;
- The Braided Rug Company is located on the Claydon Estate north of the Order Limits. The business sells handmade rugs and is open Monday, Thursday, Friday and Saturdays and by appointment on Tuesdays and Wednesdays. The opening hours vary;
- The Spa @ The Courtyard is a spa offering various spa and beauty treatments, located on the Claydon Estate, north of the Order Limits. The business is open Mondays and Tuesdays from 12pm to 8pm and Wednesdays, Fridays, Saturdays and Sundays from 9.30am to 5.30pm;

- New Aura is located on the Claydon Estate, north of the Order Limits. The business offers hair dressing services and specialises in the fitting of hair extensions. The business operates by appointment only from Wednesday to Sunday;
- The Stables is located on the Claydon Estate to the north of the Order Limits. The business is a venue that can accommodate up to 40 guests for sit down dining, the venue is often used for business and networking events and private functions. The business operates on a by hire basis; and
- Phoenix Kitchen is located on the Claydon Estate, north of the Order Limits. The business is a tea room / café open Thursday to Monday, from 10am to 4pm.

14.5.57. The Claydon Auctioneers falls just over 600m to the north of the Order Limits and is an auction house that provides both a professional and personal service, selling items from antiques and collectables and sporting memorabilia to other general goods and chattels.

14.5.58. There are a further 138 businesses within the neighbouring settlements surrounding the Order Limits, with the large proportion of these businesses being situated in Calvert Green, Grendon Underwood, Winslow and Claydon Estate within Claydon Park.

14.5.59. These businesses along with the 138 businesses that fall within the community study area are shown in **ES Volume 3, Figure 14.6: Businesses within the community study area [EN010158/APP/6.3]** and **ES Volume 4, Appendix 4.1: Businesses within the community study area.**

Tourism and the tourist economy

14.5.60. The latest Visitor Economy Strategy Update produced by Buckinghamshire Council **[Ref. 14-35]** suggests that while the area does not benefit from major visitor attractions such as nationally recognised museums, it is still an attractive place for visitors, with the main attractions including historic and cultural locations and restaurants.

14.5.61. According to the latest Buckinghamshire Asset Audit Review **[Ref. 14-36]**, there a total of 169 visitor attractions within Buckinghamshire, with 4 of these attractions falling within ‘Winslow and Villages’ and 17 falling within ‘Buckingham and Villages’ (both areas that the Order Limits falls within).

14.5.62. Almost half of the visitor attractions within Buckinghamshire are historic houses, museums or art galleries, while the visitor attractions sector is also driven by a range of natural attractions including country parks and gardens (9%), farm and rare breed destinations (7%) and a range of both participant and spectator sports venues (20%).

14.5.63. Experiences also account for 14% of all visitor attractions in Buckinghamshire, with gaming/entertainment activities and outdoor activities accounting for the majority of these experiences.

14.5.64. There are also 1,464 restaurants, cafes or pubs within Buckinghamshire, with 154 of these facilities (or 10%) falling within either 'Buckingham and Villages' or 'Winslow and Villages'. Another key component of Buckinghamshire's visitor economy is festivals and events, with there being a total of 115 events in 2022, and 'Buckingham and Villages' and 'Winslow and Villages' hosting 22% of these festivals/events.

14.5.65. Buckinghamshire Council note in their approach to development of a Visitor Economy Strategy **[Ref. 14-37]** that "*visitor spending in Buckinghamshire supports more than 13,000 local jobs and over 2,000 small businesses across the county*".

14.5.66. Visit Britain publishes a dataset on England's domestic overnight trips and day visits at the national and regional levels. This includes information on visitor numbers and expenditure.

14.5.67. The latest of this dataset (2 year annual average, across 2022 and 2023) **[Ref. 14-38]** finds that on average, there were 1.9 million overnight trips per year to Buckinghamshire, equating to £200 million spend per year and 3.02 million nights per year to Buckinghamshire.

14.5.68. When compared to other counties within the South East region, Buckinghamshire is recorded to have the second lowest number of trips per year and spend per year, just behind the Isle of Wight.

14.5.69. Visit Britain Data on overnight and daytrips at the local authority level **[Ref. 14-39]** suggests that between 2017 and 2019, there were just over 20.3 million tourist trips to Buckinghamshire, with the majority of visits being domestic day time visits (19.2 million). There were approximately 4.826 million visits to Aylesbury Vale over the same period, accounting for almost a quarter (24%) of all tourist visits to Buckinghamshire.

14.5.70. Aylesbury Vale is recorded to be in 110th position with regards to total tourism visits between 2017 and 2019 when compared to other local authorities in England, but 40th with regards to total tourism spend over the same period.

14.5.71. Data from the Business Register and Employment Survey **[Ref. 14-26]** can also be used to estimate the number of jobs in 'tourism' sectors[3]. On

[3] Tourism sector includes SIC codes 5510 : Hotels and similar accommodation, 5520 : Holiday and other short stay accommodation, 5530 : Camping grounds, recreational

this basis, there is recorded to be 22,310 in Buckinghamshire. The proportion of the 'tourist sector' jobs in Buckinghamshire (8.9%) is lower than average for the South East region (9.6%) and slightly higher than for England (8.8%). This is set out in **Table 14.15**.

Table 14.15: Jobs in tourist sectors

	Buckinghamshire	South East	England
Tourist sector jobs	22,310	423,625	2,493,250
All jobs	251,500	4,435,000	28,247,500
% tourist sector jobs	8.9%	9.6%	8.8%

14.5.72. The tourist sector is inherently seasonal but also retains a relatively consistent level of employment as an absolute total and proportion of total employment over time.

14.5.73. Within Buckinghamshire over the period of 2015-2023, the proportion of jobs that are 'tourist sector' jobs has increased slightly from 7.1% in 2015 to 8.9% in 2023. The rate of growth in tourism jobs for Buckinghamshire (32%) between 2015 and 2023 is recorded to be higher than growth rates at the regional (22%) and national (19%) levels.

Tourist sector accommodation

14.5.74. **Table 14.16** shows the total number of tourist sector bedspaces by type in Visit Britain's most recent publicly available audit of accommodation stock **[Ref. 14-40]**, across Buckinghamshire and the former Local Authority areas it comprised in 2016.

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vehicle parks and trailer parks, 5590 : Other accommodation, 5610 : Restaurants and mobile food service activities, 5621 : Event catering activities, 5629 : Other food service activities, 5630 : Beverage serving activities, 7911 : Travel agency activities, 7912 : Tour operator activities, 7990 : Other reservation service and related activities, 9001 : Performing arts, 9002 : Support activities to performing arts, 9003 : Artistic creation, 9004 : Operation of arts facilities, 9102 : Museum activities, 9103 : Operation of historical sites and buildings and similar visitor attractions, 9104 : Botanical and zoological gardens and nature reserve activities, 9200 : Gambling and betting activities, 9311 : Operation of sports facilities, 9321 : Activities of amusement parks and theme parks, 9329 : Other amusement and recreation activities, 7711 : Renting and leasing of cars and light motor vehicles and 7721 : Renting and leasing of recreational and sports goods

Table 14.16: Tourist accommodation capacity (2016) - beds

Administrative Area	Total	Serviced: hotels and similar establishments	Total non-serviced	Holiday dwellings	Tourist campsites	Other collective accommodation
Local Authority						
Buckinghamshire	**24,890**	**21,405**	**3,485**	413	2,718	354
Former LPA Components of Buckinghamshire						
South Bucks	**3,063**	**2,627**	**436**	28	408	0
Chiltern	**1,913**	**1,449**	**464**	52	130	282
Wycombe	**4,293**	**3,696**	**597**	37	560	0
Aylesbury Vale	**3,108**	**2,694**	**414**	224	140	50
Milton Keynes	**12,514**	**10,940**	**1,574**	72	1,480	22

14.5.75. Information provided by the Buckinghamshire Asset Audit Market Review (2022) **[Ref. 14-36]** suggests that the stock of tourist accommodation has doubled since 2016, driven by conversion of residential and other domestic supply to leisure use – as set out by type in **Tables 14.17** and **14.18**:

Table 14.17: Tourist accommodation capacity (2022) – rooms - serviced

Administrative area	Total	Hotel (not including Branded Budget Hotel or Aparthotel)	B&B/Guest House	Branded Budget Hotel	Pub/Inn	Aparthotel
Local authority						
Buckinghamshire	6,352	3,699	875	1,435	311	32

Table 14.18: Tourist accommodation capacity (2022) – rooms – non-serviced

Administrative area	Total	Air B&B	Self catering	Camping/ glamping/ caravan	Hostel/ bunkhouse/ camping barn
Local authority					
Buckinghamshire	2,299	1,054	425	816	4

14.5.76. It notes that "*serviced accommodation has declined overall, which is a national trend. This 'reduction' however may be more the result of a switch in category with previous B&B owners turning to new distribution channels, like Airbnb, which provides more incentive to run on a self-catering basis*".

14.5.77. In terms of occupancy rates for tourist accommodation, Visit Britain produces monthly reports **[Ref. 14-41]** at a national and regional scale for serviced (hotel) accommodation. For the South East, annual average occupancy ranges from 83% in peak months to 63% in off peak months, with an annual average of 76-77%.

14.5.78. Based on the application of regional occupancy rates to estimated accommodation stock in 2022 suggests that there are an average of 1,466 unoccupied rooms in Buckinghamshire, or approximately 889 at the peak tourist month.

PRoW and permissive paths

14.5.79. There are 96 PRoW and permissive paths within the community study area, some of which are adjacent to, or intersect the Order Limits (**Table 14.19**).

Table 14.19: PRoW within 500m of the Order Limits

Name of PRoW	Parish	Type of PRoW	Length of PRoW (metres)	Length of PRoW within Order Limits (metres)
CAG/2/1	Calvert Green	Footpath	163	-
CAG/3/1	Calvert Green	Bridleway	875	-
CAG/3/2	Calvert Green	Bridleway	105	-
CAG/5/1	Calvert Green	Footpath	919	-
CHA/12/1	Charndon	Bridleway	1,243	-
ECL/10/1	East Claydon	Bridleway	327	-
ECL/10/2	East Claydon	Bridleway	813	333
ECL/10/3	East Claydon	Bridleway	56	-

Name of PRoW	Parish	Type of PRoW	Length of PRoW (metres)	Length of PRoW within Order Limits (metres)
ECL/10/4	East Claydon	Bridleway	307	-
ECL/10/5	East Claydon	Bridleway	141	141
ECL/11/1	East Claydon	Footpath	230	-
ECL/11/4	East Claydon	Footpath	309	-
ECL/3/1	East Claydon	Footpath	418	418
ECL/3/2	East Claydon	Footpath	280	280
ECL/3A/1	East Claydon	Footpath	496	496
ECL/4/1	East Claydon	Footpath	971	592
ECL/4/2	East Claydon	Footpath	463	463
ECL/5/1	East Claydon	Bridleway	1,203	412
ECL/6/1	East Claydon	Footpath	808	766
ECL/7/1	East Claydon	Footpath	112	-
ECL/7/2	East Claydon	Footpath	1,311	1,086
ECL/8/1	East Claydon	Footpath	1,079	849
ECL/8/2	East Claydon	Footpath	614	614
ECL/9/1	East Claydon	Footpath	830	600
ECL/9/2	East Claydon	Footpath	515	-
GRA/1/1	Granborough	Footpath	977	-
GRA/1/2	Granborough	Footpath	1,512	-
GRA/2/1	Granborough	Footpath	459	-
GRA/2/2	Granborough	Footpath	489	-
GRA/3/1	Granborough	Footpath	744	-
GRA/3/2	Granborough	Footpath	7	-
GUN/25/1	Grendon Underwood	Bridleway	661	-
GUN/28/1	Grendon Underwood	Bridleway	700	-
GUN/29/1	Grendon Underwood	Footpath	406	-
GUN/30/1	Grendon Underwood	Footpath	257	-

Name of PRoW	Parish	Type of PRoW	Length of PRoW (metres)	Length of PRoW within Order Limits (metres)
GUN/31/1	Grendon Underwood	Footpath	457	-
GUN/31/2	Grendon Underwood	Footpath	593	-
GUN/33/1	Grendon Underwood	Bridleway	314	-
GUN/33/2	Grendon Underwood	Bridleway	1,022	-
GUN/34/1	Grendon Underwood	Bridleway	630	-
HOG/4/1	Hogshaw	Footpath	736	-
HOG/6/1	Hogshaw	Bridleway	659	-
HOG/7/1	Hogshaw	Footpath	686	1
MCL/10/2	Middle Claydon	Bridleway	634	-
MCL/13/1	Middle Claydon	Footpath	536	-
MCL/14/1	Middle Claydon	Footpath	202	-
MCL/15/1	Middle Claydon	Footpath	1,097	752
MCL/16/1	Middle Claydon	Footpath	94	-
MCL/17/1	Middle Claydon	Bridleway	1,550	849
MCL/17/2	Middle Claydon	Bridleway	15	-
MCL/18/1	Middle Claydon	Bridleway	130	54
MCL/18/2	Middle Claydon	Bridleway	856	715
MCL/19/1	Middle Claydon	Bridleway	908	-
MCL/20/1	Middle Claydon	Bridleway	52	-
MCL/20/2	Middle Claydon	Bridleway	712	82
MCL/21/1	Middle Claydon	Footpath	37	-
MCL/22/1	Middle Claydon	Footpath	220	-
MCL/23/1	Middle Claydon	Footpath	30	-
QUA/22/1	Quainton	Footpath	329	-
QUA/22A/1	Quainton	Footpath	360	-
QUA/23/1	Quainton	Footpath	444	-

Name of PRoW	Parish	Type of PRoW	Length of PRoW (metres)	Length of PRoW within Order Limits (metres)
QUA/24/1	Quainton	Footpath	747	-
QUA/26/1	Quainton	Footpath	1,868	-
QUA/26/2	Quainton	Footpath	344	-
QUA/27/1	Quainton	Footpath	344	-
QUA/27/2	Quainton	Footpath	302	-
QUA/28/1	Quainton	Bridleway	526	-
QUA/28/3	Quainton	Bridleway	285	-
QUA/31/2	Quainton	Footpath	134	-
QUA/31/3	Quainton	Footpath	137	-
QUA/31/4	Quainton	Footpath	323	-
QUA/31A/2	Quainton	Footpath	142	-
QUA/35/1	Quainton	Footpath	1,162	-
QUA/35/2	Quainton	Footpath	1,087	-
QUA/35A/1	Quainton	Footpath	401	-
QUA/38/1	Quainton	Footpath	387	385
QUA/38/2	Quainton	Footpath	1,409	-
QUA/39/1	Quainton	Footpath	1,807	613
QUA/40/1	Quainton	Bridleway	223	218
QUA/40/2	Quainton	Bridleway	362	362
QUA/40/3	Quainton	Bridleway	510	506
QUA/40/4	Quainton	Bridleway	904	-
QUA/41/1	Quainton	Footpath	340	340
QUA/42/1	Quainton	Bridleway	211	
QUA/42/2	Quainton	Bridleway	524	179
SCL/12/1	Steeple Claydon	Footpath	608	431
SCL/12/2	Steeple Claydon	Footpath	580	395
SCL/13/1	Steeple Claydon	Footpath	371	371
SCL/13/2	Steeple Claydon	Footpath	1,332	861
SCL/17/1	Steeple Claydon	Footpath	199	-
SCL/18/1	Steeple Claydon	Bridleway	918	-

Name of PRoW	Parish	Type of PRoW	Length of PRoW (metres)	Length of PRoW within Order Limits (metres)
SCL/18/2	Steeple Claydon	Bridleway	471	-
SCL/7/2	Steeple Claydon	Footpath	935	-
SCL/8/1	Steeple Claydon	Footpath	1,259	-
WIS/1/1	Winslow	Footpath	1,136	-
WIS/1/2	Winslow	Footpath	533	-

14.5.80. A number of the routes interlink to create known walking routes in close proximity to or within the Order Limits, and some of these locally important routes are highlighted via public websites for sharing walking routes (e.g. 'Komoot' **[Ref. 14-42]** which highlights two circular walks interacting with the Order Limits (a hiking route from Middle Claydon and a hiking route from East Claydon) which utilise ECL/8/1, MCL/19/1, QUA/42/2, MCL/17/1 within the Order Limits.

14.5.81. Midshires Way and Bernwood Jubilee Way are two long distance paths that are within the community study area, with the former running 230 miles from Chiltern Hills to Stockport (intersecting Parcel 3 east of the Site) and the latter running 61 miles as a circular route within South Buckinghamshire (crossing the Site in a north/south alignment through the centre of the Site).

14.5.82. Other routes recognised by the Long Distance Walkers Association in close proximity to the Order Limits include:

- **Cross Bucks Way** – a 24-mile (38km) route running through agricultural land across Buckinghamshire, from Stratton Audley in Oxfordshire to the boundary with Bedfordshire at Linsdale (passing through Steeple Claydon just to the north of the Order Limits);
- **Claude Duval Bridle route** – a 90-mile (145km) route for riders, cyclists and walkers, running from Quainton to Great Barington in the Cotswolds (passing through the southern part of the Order Limits near Finemere Wood); and
- **North Bucks Way** – a 35-mile route that that runs from the Ridgeway Path neat Great Kimble to Wolverton in Milton Keynes (passing through the North Eastern part of the Order Limits).

Private property and housing

14.5.83. There are no residential properties within the Order Limits that would need to be demolished to facilitate construction and/or operation (including maintenance) of the Proposed Development.

14.5.84. According to local planning documents, the land that would be used to construct, operate and decommission the Proposed Development has not been allocated for residential development, with no planning permissions on the land for housing development at the time of drafting this chapter.

Community and recreational facilities

14.5.85. Community land can be defined to include common land, village greens, open green space, allotments and sport pitches, while community assets include healthcare, educational and religious facilities.

14.5.86. The following community and recreational facilities are within the community study area:

- St Mary's Church – this religious facility is located less than 200m from the north eastern part of the Order Limits;
- Finemere Wood – a nature reserve that is located just outside the southern part of the Order Limits, providing 77ha of woodland and a home for species such as birds, bats and butterflies;
- Lee Road Sports Ground – located to the south of Lee Road, which is the home ground for Quainton FC and managed by Quainton Parish Council;
- East and Botolph Claydon Village Hall – located approximately 500m to the north of the Order Limits. It provides a space for members of the community to hire for events including wedding receptions, children's parties, private lunches and other celebrations. The space is also utilised by local clubs such as drama schools, a pilates group, and dance and fitness clubs;
- East Claydon Church of England Primary School – located approximately 500m to the north of the Order Limits in Botolph Claydon. It provides primary-level education children aged between 4 and 11, with the school admitting a maximum of 15 students into reception per year and combining year groups to create mixed-age classes;
- Calvert Green Park and Play Area – located approximately 600m to the west of the Order Limits that falls within Steeple Claydon. It provides an area with various open spaces, with other facilities including a tarmac surfaced MUGA area for basketball and football, sheltered seating and play areas for both younger and older children (ages 2 to 12);

- Rustics Close Playground – located approximately 650m to the west of the Order Limits that falls within Steeple Claydon. It provides a small open space area, accompanied with playing apparatus for younger children (including some swings, a spring rider, a jungle gym and seesaw); and
- Kiln Close Village Green – located approximately 750m to the west of the Order Limits that falls within Steeple Claydon. It provides approximately 13,000 square metres of open space, accompanied with benches and area for recreational and leisure activities.

14.5.87. The Order Limits are surrounded by various communities and settlements that provide community facilities. These areas include the following:

- Calvert – located just outside the north western boundary of the Proposed Development, providing extensive open and play space (Open Space bounded by Sandstone Close and Cotswolds Way and Rustics Close Playground), in addition to a village hall that is managed by the Calvert Green Community Association;
- Steeple Claydon – located approximately 1.5km to the north of the Order Limits, providing Steeple Claydon Recreation Ground including a football pitch and some children's playspace, in addition to a Village Hall adjacent to Hillscott Close, Steeple Claydon School and Pre-School, allotments on Herd's Hill and Queen Cathrine Road, a GP surgery on Vicarage Lane and a dental practice along Chaloners Hill;
- Granborough – located approximately c.1.3km from the Order Limits. This village is home to the Granborough St John Baptist Church, a village hall;
- North Marston – small village located c.4km to the east of the Order Limits that is home to a village hall, North Marston and Granborough Community Sports Field, North Marston Church of England Primary School and the Assumption of the Blessed Virgin Mary Church;
- Quainton – this village is located approximately c.600m outside of the Order Limits, and is home to Quainton Church of England School, Quainton Playground, a village green space bounded by Upper Street and The Green, Quainton Baptist Chapel, Holy Cross and St Mary's Church, an allotment to the south of Lower Street and Quainton Memorial Hall which is a multi-functional space that is available to hire for the local community.
- Grendon Underwood – the village centre is located approximately c.4km from the Order Limits, home to the Grendon Underwood Village Hall, the Grendon Underwood Combined School, the Grendon Underwood Recreation Ground and St Leonard's Church.
- Winslow – the village centre is located approximately c.2km from the Order Limits, and is home to Winslow Public Hall, Sir Thomas

Freemantle Secondary School, Winslow Church of England Nursery and Primary School, Furze Down Special Education School and Winslow Community Library, in addition to playing fields on Avenue Road and Elmfields Gate (Winslow Sports Club), religious facilities in Winslow the Baptist Tabernacle Church and St Laurence's, and open space in the form of Tomkins's Park.

14.5.88. A map of the community facilities within the study area and the neighbouring settlements is shown in **ES Volume 3, Figure 14.7: Community facilities within the wider community area [EN010158/APP/6.3]**.

Future baseline

Population projections

14.5.89. According to 2022-based population projections for local authorities, the population within Buckinghamshire **[Ref. 14-43]**, the population within Buckinghamshire is expected to reach c.593,600 by 2031. Representing a population growth rate of 7.3% when compared to the population in 2021. This is marginally greater than population growth rates in the South East and England (both at 7.1%).

14.5.90. The population growth rate for Buckinghamshire between 2021 and the projected 2047 population is also recorded to be greater Buckinghamshire (16.0%) when compared to the South East (14.6%) and England (14.0%).

14.5.91. This data is shown in **Table 14.20**.

Table 14.20: Population projections (2022-based projections)

Future Baseline Factor	Buckinghamshire	South East	England
Total population (projected), 2031	593,588	9,939,817	60,484,301
Total population (projected), 2047	641,480	10,636,041	64,388,887
Population growth between 2021 and 2031 (projected) (%)	7.3%	7.1%	7.1%
Population growth between 2021 and 2047 (projected) (%)	16.0%	14.6%	14.0%

Employment projections

14.5.92. The Experian Regional Planning Service data provides employment projections up to 2043 **[Ref. 14-44]**. **Table 14.21** sets out the estimated jobs numbers for Buckinghamshire, the South East region and the UK as a

whole in 2031 (estimated construction completion). The jobs growth is calculated over the base of 2023 workforce jobs data from Experian.

14.5.93. This data suggests that the rate of growth in employment between 2023 (projected) and 2031 (projected) within Buckinghamshire (6.2%) is equal to rate within the South East region, and considerably higher than the rate in the UK (1.4%).

Table 14.21: Employment projections (2023 Experian workforce jobs based)

Future Baseline Factor	Buckinghamshire	South East	England
2023 workforce jobs (projected)	593,588	9,939,817	60,484,301
2031 workforce jobs (projected)	641,480	10,636,041	64,388,887
% growth between 2023 and 2031 workforce jobs (projected)	7.3%	7.1%	7.1%

Source: 2023 Experian Limited. Note that this data should not be used as the sole basis for any business decision. Forecasts use third party data and modelling techniques to produce reasonable estimates and should be treated as such.

14.5.94. **Table 14.22** sets out the workforce jobs projections for the relevant sectors and the growth between 2023, 2029 (start of construction) and 2031 (estimated completion).

14.5.95. Between 2023 and 2031, construction workforce jobs within Buckinghamshire (LAD) are expected to grow by 10.3%, which is almost double the rate of growth at the UK-wide level (5.3%). The rate of growth for Utilities workforce jobs is also recorded to be greater in Buckinghamshire (LAD) when compared to rates in the South East (3.0%) and for the UK (0.6%).

Table 14.22: Workforce jobs by category projections (Experian, 2023)

Future Baseline Factor	Buckinghamshire	South East	England
Accommodation, food services and recreation			
2023 workforce jobs (projected)	23,700	454,000	3,571,200
2029 workforce jobs (projected)	25,000	485,000	3,761,800
2031 workforce jobs (projected)	25,200	492,100	3,811,000
2023 – 2029 Growth (%)	5.5%	6.8%	5.3%
2023 – 2031 Growth (%)	6.3%	8.4%	6.7%
Agriculture, forestry and fishing			

Future Baseline Factor	Buckinghamshire	South East	England
2023 workforce jobs (projected)	2,400	45,400	322,500
2029 workforce jobs (projected)	2,400	45,000	318,800
2031 workforce jobs (projected)	2,400	45,100	319,600
2023 – 2029 Growth (%)	0.0%	-0.9%	-1.1%
2023 – 2031 Growth (%)	0.0%	-0.7%	-0.9%
Construction			
2023 workforce jobs (projected)	23,700	346,400	2,251,500
2029 workforce jobs (projected)	25,600	368,500	2,355,500
2031 workforce jobs (projected)	26,100	372,400	2,369,800
2023 – 2029 Growth (%)	8.0%	6.4%	4.6%
2023 – 2031 Growth (%)	10.1%	7.5%	5.3%
Utilities			
2023 workforce jobs (projected)	3,600	59,900	367,000
2029 workforce jobs (projected)	3,800	61,400	368,200
2031 workforce jobs (projected)	3,900	61,700	369,200
2023 – 2029 Growth (%)	5.6%	2.5%	0.3%
2023 – 2031 Growth (%)	8.3%	3.0%	0.6%

14.5.96. Experian's Regional Planning Service data also records Gross Value Added (GVA) data **[Ref. 14-45]**. **Table 14.23** sets out the total GVA and GVA by sector for Buckinghamshire, the South East region and the United Kingdom.

14.5.97. Despite the growth in projected GVA between 2023 and 2031 within Buckinghamshire (LAD) (11.9%) being slightly lower than the UK-wide rate (12.9%), growth rates in agriculture, forestry and fishing, and construction specific projected rates in Buckinghamshire are recorded to be higher than both the regional and national averages over the same period.

Table 14.23: Gross Value Added projections (Experian, 2023)

Future Baseline Factor	Buckinghamshire	South East	England
Total GVA (£ million, 2019 prices)			
2023 projected GVA	15,855	297,690	2,016,300
2031 projected GVA	17,738	341,672	2,275,500

Future Baseline Factor	Buckinghamshire	South East	England
% growth between 2023 and 2031	11.9%	14.8%	12.9%
Accommodation, food services and recreation GVA (£ million, 2019 prices)			
2023 projected GVA	779	13,240	96,641
2031 projected GVA	863	15,159	108,685
% growth between 2023 and 2031	10.9%	14.5%	12.5%
Agriculture, forestry and fishing (£ million, 2019 prices)			
2023 projected GVA	44	1,269	14,235
2031 projected GVA	46	1,286	14,422
% growth between 2023 and 2031	3.6%	1.3%	1.3%
Construction (£ million, 2019 prices)			
2023 projected GVA	1,698	21,897	133,566
2031 projected GVA	1,954	24,982	151,601
% growth between 2023 and 2031	15.1%	14.1%	13.5%
Utilities (£ million, 2019 prices)			
2023 projected GVA	226	11,850	59,860
2031 projected GVA	243	13,402	65,304
% growth between 2023 and 2031	7.6%	13.1%	9.1%

14.5.98. According to the latest CITB Labour Market Intelligence Report for the South East region **[Ref. 14-23]**, the level of output growth in the South East region forecasts an annual average increase of 0.9% in the construction workforce which is higher than the UK figure of 0.6%. The CITB forecast the South East's construction workforce to reach 396,560 by 2028.

14.6. Approach to the assessment

Approach to design flexibility

14.6.1. The parameters, as outlined in **ES Volume 1, Chapter 3: Proposed Development Description [EN010158/APP/6.1]**, and the parameter plans presented in **ES Volume 3, Figure 3.1: Height Parameters**

[EN010158/APP/6.3] and secured in **Appendix 1: Green and Blue Infrastructure Parameters** and **Appendix 3: Vegetation Removal Parameters** of the **Outline Landscape and Ecological Management Plan (LEMP) [EN010158/APP/7.6]**, **Design Commitments [EN010158/APP/5.9]** and **Works Plans [EN010158/APP/2.3]**, set out the reasonable 'worst-case' parameters for the Proposed Development.

14.6.2. **ES Volume 1, Chapter 5: Approach to the EIA [EN010158/APP/6.1]** sets out those elements of the Proposed Development for which optionality is present within the design. The reasonable 'worst-case' scenario that has been assessed in this population chapter for each element of the Proposed Development where optionality is present within the design is outlined within **Table 14.20**.

Table 14.20: Reasonable worst-case scenario assessed for population

Proposed Development element	Reasonable worst-case scenario that has been assessed
Battery Energy Storage System (BESS)	This assessment assumes that BESS would be located in Parcel 2 at both Fields D8 and D9 as outlined in **ES Volume 3, Figure 3.5: Zonal Masterplan [EN010158/APP/6.3]** and secured in the **Works Plans [EN010158/APP/2.3]**. The maximum area of BESS development has been used to ensure a worst-case scenario for traffic generation.
Rosefield Substation	This assessment assumes that the Rosefield Substation would be located within Parcel 3 across Fields E11 and E20 as outlined in **ES Volume 3, Figure 3.5: Zonal Masterplan [EN010158/APP/6.3]** and secured in the **Works Plans [EN010158/APP/2.3]**. The maximum size of the proposed substation development has been used to ensure a worst-case scenario for traffic generation.
Balance of Solar System (BoSS)/Solar PV modules	This assessment assumes that the BoSS would be located throughout the fields shown in light blue as outlined in **ES Volume 3, Figure 3.5: Zonal Masterplan [EN010158/APP/6.3]** and secured in the **Works Plans [EN010158/APP/2.3]** (except those that would be occupied by larger equipment such as BESS, Substation and/or Collector Compounds). The area for Solar PV development is shown in light blue in **ES Volume 3, Figure 3.5: Zonal Masterplan [EN010158/APP/6.3]** and secured in the **Works Plans [EN010158/APP/2.3]**.

Proposed Development element	Reasonable worst-case scenario that has been assessed
	As set out in **ES Volume 2, Chapter 13: Noise [EN010158/APP/6.2]**, it is anticipated that the noise emitting equipment will be refined as part of the detailed design. Prospective design solutions will not be progressed if the associated noise levels post-mitigation result in any significant adverse effects i.e. no greater than the residual significance of effects presented in this chapter and as secured by the **Draft Development Consent Order [EN010158/APP/3.1].** The maximum number of panels and materials has been assumed to provide a robust assessment scenario.
Main Collector Compound	There are four fields that are considered suitable for the Main Collector Compound, which are located in Parcel 3, as outlined in **ES Volume 3, Figure 3.5: Zonal Masterplan [EN010158/APP/6.3]** and secured in the **Works Plans [EN010158/APP/2.3]**. This assessment assumes the 'worst case' assumptions for: • Air quality - that the Main Collector Compound would be located in Parcel 3 at Field E20 as this is considered the closest point to the sensitive receptors; and • Noise - that the Main Collector Compound is located in Field E21.
Satellite Collector Compounds	There are four fields that are considered suitable for the two Satellite Collector Compounds, as shown on **ES Volume 3, Figure 3.5: Zonal Masterplan [EN010158/APP/6.3]** and secured in the **Works Plans [EN010158/APP/2.3]**. However, it is anticipated that one Satellite Collector Compound would be required in both Parcel 1 and Parcel 2. This assessment assumes the 'worst case' assumptions for: • Air quality - that the Satellite Collector Compounds would be located in Parcel 1 at Field B23 (South) and in Parcel 2 at Field D8 as these are considered the closest point to the sensitive receptors; and • Noise – that the Satellite Collector Compounds are located at Field B23 (South); and Field D17.

Proposed Development element	Reasonable worst-case scenario that has been assessed
	The maximum number of Collector Compounds has been assumed.
Interconnecting Cable Corridor(s) and Internal Access Corridor(S); Ail Access Corridor; Indicative site access locations	The Internal Access Corridor and Interconnecting Cable Corridor between Parcel 2 and Parcel 1 is assumed for the purposes of this assessment to be located to the north side of the corridor. This route would present the greatest visibility of the Internal Access track from Claydon House and Claydon Registered Park and Garden as existing hedgerows would provide less screening than if the track were sited at the southern extent of the corridor. All crossings under public roads are assumed to be constructed using Horizontal Directional Drilling (HDD). This assessment has taken into account all potential Site access locations outlined in **ES Volume 3, Figure 3.9: Indicative Construction and Operational Access [EN010158/APP/6.3]** and secured in the **Works Plans [EN010158/APP/2.3]**.
Grid Connection Cable Corridor	This assessment has accounted for a Grid Connection Cable Corridor within Fields SA51, SA52 and SA57. The longest Grid Connection Corridor has been used in the assessment to ensure that traffic flows are robust.
Construction Compounds	This assessment assumes that the Primary Construction Compounds would be located in Parcel 1 at Field B23 (South), Parcel 2 at Field D7 and Parcel 3 at Field E23 as outlined in **ES Volume 3, Figure 3.8: Indicative Location of Primary and Secondary Construction Compounds [EN010158/APP/6.3]** and secured in the **Works Plans [EN010158/APP/2.3]** as these are considered the closest point to the sensitive receptors. This assessment assumes that the Secondary Construction Compounds would be located in Parcel 1 at Field B3, Parcel 2 at Field D27 and Parcel 3 at Field E11 as outlined in **ES Volume 3, Figure 3.8: Indicative Location of Primary and Secondary Construction Compounds [EN010158/APP/6.3]** and secured in the **Works Plans [EN010158/APP/2.3]** as these are considered the closest point to the sensitive receptors. Temporary Construction Compounds have been included in traffic calculations.

14.6.3. Where the design includes some flexibility as described above, this assessment has taken into account the option that is expected to have the greatest level of impact on population in order to assess the reasonable worst-case scenario. Should another option then be taken forward, the assessment conclusion will still be applicable.

14.6.4. Professional judgement and expertise have been used to assess impacts where quantitative or appropriate guidance is not available.

Assessment assumptions

14.6.5. The assessment of the population impacts has been based on the assumptions set out in **ES Volume 1, Chapter 3: Proposed Development Description [EN010158/APP/6.1]** and the **Design Commitments [EN010158/APP/5.9]**.

14.6.6. In addition, further assumptions and approaches have been used relating to each effect and receptor assessed within this chapter as described below.

Construction employment - jobs, skills and occupations

14.6.7. The number of direct FTE construction jobs anticipated to be created during the construction phase was estimated by the Applicant and was based on professional judgement and experience of the delivery of solar projects throughout the UK.

14.6.8. It has been estimated that during the construction phase, a (gross) peak of approximately 600 workers may be on-site at any one time, with the peak extending for the duration of the construction period (i.e. also an average of 600 over the 30-month construction period).

14.6.9. The direct jobs created would be required for land preparation, installation and grid connection and therefore will provide employment opportunities for a range of occupations and skill levels. The International Renewable Energy Agency **[Ref. 14-46]** suggests that the occupational distribution of jobs to install and connect Solar PV is as follows:

- 90% construction workers and technical personnel;
- 6% engineers and construction forepersons;
- 2% health and safety experts;
- 1% environmental experts; and
- 1% quality control.

14.6.10. In general, it is anticipated that the construction phase would require a mix of occupational skills within various construction industry sub-sectors, but predominantly civil engineering/civils construction roles including earth

moving, ground preparation, cable laying and plant operative roles, skilled mechanical and engineering trades and vehicle operation and electrical installation.

14.6.11. These construction roles would be supported by non-construction and relatively unskilled construction roles including security, maintenance, banksmen, traffic management, administration and site management and operation roles.

Construction industry characteristics

14.6.12. The nature of construction is that employees move from project-to-project and site-to-site but remain with a single employer who would be sub-contracted to work on a specific project. Survey data from CITB suggests that in the South East, only 14% expect to work on the same site for more than one year, and many only for very short periods.

14.6.13. Construction employment is highly mobile. For construction, and especially for specialist construction, travel-to-work patterns are far wider than average with CITB surveys **[Ref. 14-23]** showing workers travelling up to 50 miles/90-minutes daily on a regular basis, and 6% of the construction workforce at any given time in the South East is living in temporary accommodation during their employment at a construction site.

Additionality

14.6.14. Guidance from the HCA Additionality Guide **[Ref. 14-19]** and the more recently published HM Treasury's Green Book **[Ref. 14-20]** establishes that direct jobs created by developments may be subject to a degree of 'displacement' (the level of existing employment likely to be lost, moved or adversely affected by the employment created as a result of the Proposed Development) and 'leakage' (referring to the number of jobs likely to be taken up by people who live (permanently) outside of the CLMA).

14.6.15. For the purposes of this assessment, displacement was assumed to be zero (all the employment supported would be additional, i.e. without the Proposed Development the work would not be generated). This is influenced by the relatively short construction period of the Proposed Development, and specialist nature of the development in terms of its sector and consideration of equivalents in the region. As set out above, it is normal practice for construction workers to move from site-to-site and project-to-project without resulting in displacement.

14.6.16. Leakage outside of the CLMA would be limited given the area is effectively determined by its self-containment, though it is noted from CITB survey information that:

- 16% of the construction workforce in the South East travels further than 50 miles; and
- 6% of the construction workforce at any given time in the South East is living in temporary accommodation during their employment at a construction site.

14.6.17. At a regional scale, CITB survey information sets out that 24% of construction workers in the South East region live in a different region to their place of work.

14.6.18. As such, the leakage factor applied to the CLMA is likely to be between 22% to 30% to account for economic activity supported by the Proposed Development that accrues outside of the CLMA. At more local scales, with 30% of construction workers having worked within 10 miles distance from their home in the 12 months prior to May 2024, leakage for the CLMA Focus Area would be greater at 70%.

14.6.19. It is noted that this is used for assessment case purposes, and that the Applicant would seek to promote local employment and supply chain activities such that leakage may be reduced, promoting more local and targeted opportunities for employment, via the **Outline Employment, Skills and Supply Chain Plan [EN010158/APP/7.14]**.

14.6.20. During the operation (including maintenance) phase, for the purposes of this assessment, displacement within Buckinghamshire was assumed to be zero (all the operational employment supported would be additional, i.e. without the Proposed Development the work would not be generated). This is influenced by the specialist nature of the development in terms of its sector and consideration of equivalents in the region, and prevailing employment in the sector. Some employment will likely result in displacement at wider scales as people are attracted to the Proposed Development to work.

14.6.21. Leakage outside of Buckinghamshire is considered to be relatively minimal for permanent, full-time positions on the Proposed Development. Data on travel-to-work patterns for employment in the energy sector (2011 Census) **[Ref. 14-47]** suggests that 68% of those who travel to work travel less than 30km (c.18 miles) which would suggest the majority of operational staff would live in Buckinghamshire. As such a leakage rate of 32% has been applied to operational employment at the Buckinghamshire Local Authority scale.

14.6.22. Some leakage may also occur outside of Buckinghamshire in terms of temporary, short-term employment for iterative maintenance activity which may draw upon national-scale peripatetic, specialist workforce.

Supply chain and indirect employment

14.6.23. Production of materials, and their installation at the Proposed Development, along with goods and labour associated with the construction activity, will result in indirect economic effects. These effects would largely be determined by where the contracts for materials are procured. As the direct effects of employment and indirect effects of GVA related to worker output and spending are addressed above, the remaining element is expenditure on supply chain activities.

14.6.24. Multiplier effects (the net additional economic benefit that will be created as a direct result of the income earned and spent and output produced by the employment supported, and as an indirect result of spend on materials in the supply chain) would effectively be considered under the benefits accrued by a combination of assessment of effects of workforce spending, contribution to construction output, and construction supply chain effects. It is noted that there is some overlap in how these elements are measured and so it is not appropriate to sum them to an overall gross total.

14.6.25. The reasonable 'worst-case' scenario was derived from application of the HM Green Book 'low' employment multiplier for this sector (applying 0.1 to establish indirect jobs supported by the Proposed Development). Those multipliers result in the lowest level of 'spin-off' employment in the supply chain and in turn, results in the lowest representation of indirect job creation in order to be conservative.

14.6.26. It is noted that this is used for assessment case purposes. The Applicant would seek to promote local supply chain activities such that multipliers may be enhanced, promoting more local and targeted opportunities for contracts and increasing and retaining more economic benefit, via the **Outline Employment, Skills and Supply Chain Plan [EN010158/APP/7.14]**.

Workforce spending

14.6.27. Daily spending by the construction and operational workforce (for example on food and drink while at or travelling to or from work) was estimated based on survey information carried out by research agency Loudhouse for Visa Europe, identifying an average spend per day of £11 per employee. Adjusting for inflation this was revised to £14.41 per employee **[Ref. 14-21]**.

14.6.28. The level of workforce expenditure for non-local construction workers has been estimated based on the current (2023) Construction Industry Joint Council (CIJC) Working Rule Agreement **[Ref. 14-48]** which states that with effect from the 10th of July 2023 subsistence payments for workers staying away from their permanent address for the short-term purposes of construction employment would be £49.08 per night.

Gross Value Added

14.6.29. GVA resulting from direct jobs was calculated by applying the average GVA per worker (specific to the construction sector for the construction and decommissioning phase, and the energy sector for the operation (including maintenance) phase) in the South East region to the number of direct FTE jobs supported by the Proposed Development.

Operational employment - operational jobs, skills and occupations

14.6.30. It is estimated that the operation (including maintenance) phase would support around 24 FTE jobs, with additional staff attending when required for maintenance, replacement of faulty or end of service life solar equipment, vegetation management activities and cleaning.

14.6.31. The employment supported would include electrical engineering roles likely to require higher level skills and qualifications, as well as site management, administrative and process/elementary occupations including security and maintenance.

Approach to employment, spending and GVA during the decommissioning phase

14.6.32. Decommissioning of the Proposed Development will generate direct and indirect socio-economic effects of the same type and scale/significance to those during the construction phase. The scale of these impacts is not possible to assess quantitatively due to the uncertainty over the nature and costs of this activity.

Effects on the agricultural economy

14.6.33. Effects on the agricultural economy were determined by the extent to which the Proposed Development changes the indicative capacity for agricultural employment, and production and land availability in the agricultural economy at county, regional and national scales.

14.6.34. The baseline was informed by 2024 data on the structure of the agricultural industry in England **[Ref. 14-33]** published by Defra, which provides an overview of the UK's agricultural economy by region including data relating to land use, yields and employment.

14.6.35. The assessment considers the potential for the effect of temporary land and employment reduction at the Site in agricultural uses relative to the scale of the regional agricultural economy.

Effects on agricultural businesses and landholdings; and effects on other (non-agricultural) business and landholdings

14.6.36. The construction and operation of the Proposed Development will mean a change to the land use and the commercial operators that use land within the Order Limits for their business (as tenants or freeholders). As a result, the operation of these businesses may be altered.

14.6.37. DCO applicants are strongly encouraged and expected to negotiate with landowners and businesses in the pre-application and application stages of a development. The Planning Inspectorate expects applicants to demonstrate genuine attempts to reach voluntary agreements for access, compensation, or other land rights.

14.6.38. Negotiations can include measures to mitigate the impact on affected businesses and/or provide compensation for loss suffered as a result of the Proposed Development, subject to meeting the appropriate statutory tests.

14.6.39. At a local scale, baseline information gained through engagement with landowners and tenants of land within the Order Limits has been used to consider construction and operational effects from the Proposed Development related to the agricultural or non-agricultural businesses operating within or relying upon access to the Order Limits for their operations.

14.6.40. The Applicant is progressing negotiations directly with the landowners on the Site, and working with the Claydon Estate which is progressing negotiations with all its tenants in order to demonstrate to the Secretary of State that although the agricultural (and non-agricultural) capacity of the Order Limits is reduced, that where appropriate, impacts on businesses as tenants are mitigated and/or compensated such that significant impacts on their operation are avoided.

14.6.41. This assessment therefore includes a summary of the changes in land availability, access, and environment to be experienced by landowners and tenants taking into account their individual circumstances and in the context of negotiations on monetary compensation and (where appropriate and practicable) alternative land provision to demonstrate accordance with statutory requirements and due consideration of the potential for significant effects on the operators.

14.6.42. Where relevant, this therefore includes a summary of land changes and (in some cases) significant effects (and embedded and additional mitigation) reported in the following chapters of the ES where relevant:

- Noise (**ES Volume 2, Chapter 13: Noise and Vibration [EN010158/APP/6.2]**);

- Air Quality (**ES Volume 2, Chapter 6: Air Quality [EN010158/APP/6.2]**);
- Transport and Access (**ES Volume 2, Chapter 15: Transport and Access [EN010158/APP/6.2]**);
- Cultural Heritage (**ES Volume 2, Chapter 9: Cultural Heritage [EN010158/APP/6.2])** and
- Landscape and Views **(ES Volume 2, Chapter 10: Landscape and Visual [EN010158/APP/6.2]**).

Effects on tourism and the tourist economy

14.6.43. NPS EN-1 **[Ref. 14-1]** states that the construction, operation and decommissioning of energy infrastructure may have socio-economic impacts and that:

"Where the project is likely to have socio-economic impacts at local or regional levels, the applicant should undertake and include in their application an assessment of these impacts as part of the ES… which may include effects (positive and negative) on tourism" (paragraph 5.13.2-4).

14.6.44. It also sets out that that:

"The Secretary of State may conclude that limited weight is to be given to assertions of socio-economic impacts that are not supported by evidence (particularly in view of the need for energy infrastructure as set out in this NPS)" (paragraph 5.13.10).

14.6.45. As such, policy dictates that any potential effects on tourism should be evidence-based and therefore draw upon primary or secondary data sources including public data and local/regional published assessments, as well as a summary of reported likely significant effects across the range of environmental topic areas that may contribute to visitor amenity or the operation of existing tourist sector businesses and facilities.

14.6.46. Effects on tourism during the construction phase may relate to:

- The temporary use of local tourist accommodation by non-local construction workers; and
- Perceived and actual environmental change to areas and receptors with tourist value.

14.6.47. It is anticipated that construction workers moving temporarily to the area would seek short-term accommodation in a range of types of tourist accommodation including serviced and self-catering sectors. The assessment considers the existing supply and occupancy level to

determine the level of impact based on average construction workforce assumptions.

14.6.48. The tourist economy is determined by the number and type of receptors including attractions and facilities, accommodation and recreational interests that form the areas wider tourist 'draw'.

14.6.49. This chapter has reviewed the environmental effects on such receptors relating to landscape and visual, cultural heritage, transport and access, noise and air quality and reports where there is likely to be significant residual effects on amenity across these environmental assessments, and describes mitigation related to them. As such, this chapter draws upon the following chapters to assess effects on tourism and the tourist economy:

- Noise (**ES Volume 2, Chapter 13: Noise and Vibration [EN010158/APP/6.2]**);
- Air Quality (**ES Volume 2, Chapter 6: Air Quality [EN010158/APP/6.2]**);
- Transport and Access (**ES Volume 2, Chapter 15: Transport and Access [EN010158/APP/6.2]**);
- Landscape and Views (**ES Volume 2, Chapter 10: Landscape and Visual [EN010158/APP/6.2]**); and
- Cultural Heritage (**ES Volume 2, Chapter 9: Cultural Heritage [EN010158/APP/6.2]**).

14.6.50. This chapter does not attempt to quantify the in-combination amenity effects of different environmental effects on the tourist economy given the number of variables and externalities but presents a summary of potential effects based on professional judgement.

14.6.51. This assessment takes into account the likelihood of impacts translating to negative perceptions and then translating to visitor behavioural changes in the context of the scale and characteristics of receptors.

Effects on community access (walkers, cyclists and horse riders)

14.6.52. The approach to assessments of potential significant effects on PRoWs and access, and users of those routes/links considered relevant legislation, policy and guidance referred to in this chapter.

14.6.53. A link-level assessment was undertaken to assess the changes to each individual link (as determined by the Buckinghamshire Definitive Map) where links interact with or are affected by the Proposed Development for any part of its length. This is considered in the context of embedded mitigation (via diversions, new or alternative links both permanent and temporary) that would be provided as part of the Proposed Development such as diverted/replacement PRoW, and which would be subject to the

commitments in terms of delivery, design and maintenance set out in the **Outline RoWAS [EN010158/APP/7.8]**.

14.6.54. The **Outline RoWAS [EN010158/APP/7.8]** confirms that paths that would be permanently closed and diverted would only be closed once their replacements have been completed and are fully open to the satisfaction of the Local Highway Authority.

14.6.55. The assessment primarily considers where connectivity in terms of journey distance is changed as a result of the Proposed Development, in the context of replacement and alternative access during the construction/decommissioning and operation (including maintenance) phases.

14.6.56. A further consideration was given where the Proposed Development affects existing (or provides new) strategically important links identified by policy, designation, stakeholder feedback or where there are substantively new routes that provide an improvement to the network in-line with wider plans and policies identified in this chapter.

14.6.57. The effects assessed by this chapter are distinct from those assessed by **ES Volume 2, Chapter 15: Transport and Access [EN010158/APP/6.2]**, which assesses effects related to users of PRoW as follows:

- Severance of communities (for example, as a result of changes in traffic flows on roads crossed by PRoW);
- Pedestrian delay (for example, where this relates to changes in traffic flows interacting with paths used by walkers, cyclists and horse riders);
- Non-motorised user amenity (for example, where users of the highway including walkers, cyclists and horse riders may experience change in journey time or amenity as a result of a change in traffic flows); and
- Fear and intimidation (for example, where changes in traffic flow, heavy vehicle composition, the speed at which vehicles are passing and the proximity of traffic to people discourages walkers, cyclists and horse riders from using PRoW).

14.6.58. The effects assessed by this chapter are distinct from those assessed by **ES Volume 2, Chapter 10: Landscape and Visual [EN010158/APP/6.2]** and **ES Volume 2, Chapter 13: Noise and Vibration [EN010158/APP/6.2]** which consider changes in environmental amenity experienced by users of PRoW.

14.6.59. The assessment within this chapter therefore considers the ability for people to continue to use PRoW for recreational and connectivity purposes, in order to access commercial, recreational, community facilities and social networks and to undertake recreational active travel as

intended by the purpose of the PRoW. It considers whether the PRoW network is affected by temporary disruption (for example iterative closure) or diversion which would increase journey length.

Effects on community and recreational facilities

14.6.60. Effects on community and recreational facilities are determined by the extent to which there are local community and commercial facilities, landscape or cultural heritage receptors in the area likely to be affected by the construction, operation (including maintenance) and decommissioning of the Proposed Development in terms of accessibility and changes to environmental amenity. This includes effects (and embedded and additional mitigation) related to:

- Noise (**ES Volume 2, Chapter 13: Noise and Vibration [EN010158/APP/6.2]**);
- Air Quality (**ES Volume 2, Chapter 6: Air Quality [EN010158/APP/6.2]**); and
- Transport and Access (**ES Volume 2, Chapter 15: Transport and Access [EN010158/APP/6.2]**);

Assessment methodology and criteria

14.6.61. Consideration has been given to the presence and number of receptors identified within the respective study areas through the creation of a baseline socio-economic profile. Where receptors are absent from the study area, no further consideration has been given to the potential for significant effects.

14.6.62. For each receptor that is present, professional judgement has been used to consider the likely effects that the Proposed Development would have and to determine if the effect is likely to be beneficial, neutral or adverse. The effect is then quantified with regard to the nature of the impact, the probability of the impact and the duration, frequency and reversibility of the impact.

14.6.63. For any level of adverse impact identified through this process, consideration is given to the implementation of additional mitigation measures in order to remove, reduce or minimise the level of effect. For any positive impacts identified, consideration is given to the measures that could be implemented in order to enhance the level of effect.

14.6.64. The residual effects are then assessed taking into account any additional mitigation measures proposed.

Value (sensitivity) of the receptor

14.6.65. The receptor value (sensitivity) has been used to determine the value (sensitivity) of each receptor to change, as presented in **Table 14.21**.

14.6.66. In general, the value (sensitivity) of the socio-economic receptors takes account of the importance attached to each receptor in policy terms and the characteristic of the baseline environment and ability of the receptor to absorb or respond to change, and where practicable draws on measurable indicators such as the scale of these receptors identified in the baseline, to gauge the receptor's value (sensitivity).

Table 14.21: Environmental value (sensitivity) and descriptions

Receptor value (sensitivity)	Description of value/sensitivity				
	Very High	High	Medium	Low	Negligible
Socio-economic receptors					
Construction/ decommissioning economy and labour market	The socio-economic receptor has no capacity to absorb or respond to change without noticeable socio-economic loss or gain	The socio-economic receptor has limited capacity to absorb or respond to change without noticeable socio-economic loss or gain	The socio-economic receptor has some capacity to absorb or respond to change and may result in some perceptible socio-economic loss or gain	The socio-economic receptor has capacity to absorb or respond to change and may result in hardly perceptible socio-economic loss or gain	The socio-economic receptor has the capacity to absorb or respond to change with no socio-economic loss or gain
Operational (energy) economy and labour market					
Agricultural economy					
Tourism and the tourist economy					
Agricultural businesses and landholdings	Areas of land in which the enterprise is wholly reliant on the spatial relationship of land to key agricultural infrastructure; and access between land and key	Areas of land in which the enterprise is dependent on the spatial relationship of land to key agricultural infrastructure; and	Areas of land in which the enterprise is partially dependent on the spatial relationship of land to key agricultural infrastructure; and	Areas of land which the enterprise is not dependent on the spatial relationship of land to key agricultural infrastructure;	Areas of land which are infrequently used on a non-commercial basis.

Receptor value (sensitivity)	Description of value/sensitivity				
	Very High	High	Medium	Low	Negligible
	agricultural infrastructure is required on a frequent basis (daily).	access between land and key agricultural infrastructure is required on a frequent basis (weekly).	access between land and key agricultural infrastructure is required on a reasonably frequent basis (monthly).	and access between land and key agricultural infrastructure is required on an infrequent basis (monthly or less frequent).	
Development land and other (non-agricultural) business and landholdings	Businesses or Landholdings that are very sensitive to changes to environment or access such that significant effects may affect viability. Existing or allocated employment sites (excluding agriculture) and land allocated for employment (e.g. strategic	Businesses or Landholdings that are sensitive to changes to environment or access such that significant effects may affect operating practices, with limited capacity to absorb or respond to change. Existing or allocated	Businesses or Landholdings that have capacity to absorb or respond to changes to environment or access such that significant effects may influence operating practices but not to a significant degree. Existing or allocated	Businesses or Landholdings that have capacity to absorb or respond to changes to environment or access such that significant effects may influence operating practices to a slight or hardly	Businesses or Landholdings that would be unaffected by environmental or access changes. Land not allocated or used for commercial development purposes

Receptor value (sensitivity)	Description of value/sensitivity				
	Very High	High	Medium	Low	Negligible
	employment sites) of national significance	employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) of regional significance	employment sites (excluding agriculture) and land allocated for employment (e.g. strategic employment sites) of local significance.	perceptible degree. Proposed development on unallocated sites providing employment with planning permission/in the planning process	
Population receptors					
Walkers, cyclists and horse riders	National trails and routes of high importance in policy terms (e.g. with national designations), likely to be used for both commuting and recreation and are in frequent use. Such routes connect communities with	Regional trails and routes (e.g. promoted circular walks) of moderate importance in policy terms (e.g. with regional designations or regionally promoted routes), likely to be used	Routes close to communities of medium importance in policy terms, which are used for recreational purposes (e.g. dog walking), but for which alternative routes can be taken.	Routes of medium or low importance in policy terms, but with good potential to substitute with other route options (existing or re-provided) to access with the wider network or	Routes which have fallen into disuse or have no present accessibility through severance, or which are not used because they do not currently offer a meaningful route

Receptor value (sensitivity)	Description of value/sensitivity				
	Very High	High	Medium	Low	Negligible
	employment land uses and other services with a direct and convenient walker, cyclist and horse rider route. Limited potential to substitute with other route options (existing or re-provided) to access with the wider network or community infrastructure.	for recreation and to a lesser extent commuting, are in frequent use. Some potential to substitute with other route options (existing or re-provided) to access with the wider network or community infrastructure.	Such routes have moderate potential to substitute with other route options (existing or re-provided) to access with the wider network or community infrastructure; or PRoW is of high importance, with good alternative routes available (existing or re-provided); or PRoW is of low importance, with limited potential to substitute with other route options (existing or re-provided) to access with the wider network or	community infrastructure. Routes which have fallen into partial disuse or difficult accessibility through past severance, or which are scarcely used because they do not currently offer a meaningful route for either utility or recreational purposes.	for either utility or recreational purposes.

Receptor value (sensitivity)	Description of value/sensitivity				
	Very High	High	Medium	Low	Negligible
			community infrastructure.		
Private property and housing	Existing property (>150 homes) on land that would require demolition as a result of the Proposed Development; or adjacent to the Site that would become uninhabitable as a result of residual significant environmental effects Land allocated for residential use in planning policy with >150 homes.	Existing property (30-150 homes) on land that would require demolition as a result of the Proposed Development; or adjacent to the Site that would become uninhabitable as a result of residual significant environmental effects Land allocated for residential use in planning policy with 30-150 homes.	Existing property (<30 homes) on land that would require demolition as a result of the Proposed Development; or adjacent to the Site that would become uninhabitable as a result of residual significant environmental effects Land allocated for residential use in planning policy with <30 homes.	No existing property on land that would require demolition as a result of the Proposed Development; or adjacent to the Site that would become uninhabitable as a result of residual significant environmental effects Proposed development on unallocated sites providing housing with planning	No existing property on land that would require demolition as a result of the Proposed Development; or adjacent to the Site that would become uninhabitable as a result of residual significant environmental effects No residential property present or land allocated for residential purposes.

Receptor value (sensitivity)	Description of value/sensitivity				
	Very High	High	Medium	Low	Negligible
				permission/in the planning process	
Community and recreational facilities, land and assets and their users	Receptor is of very high importance (for example as dictated by national policy or providing a statutory service), used very frequently by the community, with no potential to substitute with other options; or experiencing environmental or access change as to render impossible its intended use and therefore substantially disadvantage users.	Receptor is of high importance (for example as dictated by local policy, usage and accessibility), used frequently by the community, with limited potential to substitute with other options; or experiencing environmental or access change as to substantially alter its intended use and therefore disadvantage users.	Receptor is of medium importance (for example as dictated by local policy, usage and accessibility), used reasonably frequently by the community, with moderate potential to substitute with other options or experiencing little environmental or access change as to slightly alter its intended use and therefore moderately disadvantage users.	Receptor is of low importance (for example as dictated by local policy, usage and accessibility), used infrequently by the community, with strong potential to substitute with other options or experiencing little environmental or access change as to hardly perceptibly alter its intended use and therefore slightly disadvantage users.	Receptor is of low importance (for example as dictated by local policy, usage and accessibility), used rarely by the community, can easily be substituted with other options or experiencing no environmental or access change as to alter its intended use and therefore not disadvantage users.

Magnitude of change (impact)

14.6.67. The magnitude of change upon each receptor was determined by considering the change experienced from the baseline conditions, subject to the consideration of embedded mitigation. The criteria used for the assessment of magnitude of change, which can either be positive (beneficial) or negative (adverse) is detailed in **Table 14.22**.

Table 14.22: Magnitude of change and typical descriptions

Receptors/impacts	Description of magnitude of change			
	Major	Moderate	Minor	Negligible/No Change
Socio-economic receptors/impacts				
Construction/ decommissioning economy and labour market	Substantial change to the socio-economic receptor in terms of employment levels, output or productivity	Noticeable change to the socio-economic receptor in terms of employment levels, output or productivity	Slight/hardly perceptible change to the socio-economic receptor in terms of employment levels, output or productivity	No perceptible change to the socio-economic receptor in terms of employment levels, output or productivity
Operational (energy) economy and labour market				
Agricultural economy				
Tourism and the tourist economy				
Agricultural businesses and landholdings	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements, e.g. direct acquisition and demolition of buildings and direct development of land to	Partial loss of/damage to key characteristics, features or elements, e.g. partial removal or substantial amendment to access or acquisition of land compromising viability of property, businesses, community assets or agricultural	A discernible change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements, e.g. amendment to access or acquisition of land resulting in changes to	Very minor loss or detrimental alteration to one or more characteristics, features or elements, e.g. acquisition of non-operational land or buildings not directly affecting the viability of property,
Development land and other (non-agricultural) business and landholdings				

Receptors/impacts	Description of magnitude of change			
	Major	Moderate	Minor	Negligible/No Change
	accommodate highway assets; and/or introduction (adverse) or removal (beneficial) of complete severance with no/full accessibility provision.	holdings; and/or introduction (adverse) or removal (beneficial) of severe severance with limited/moderate accessibility provision.	operating conditions that do not compromise overall viability of property, businesses, community assets or agricultural holdings; and/or introduction (adverse) or removal (beneficial) of severance with adequate accessibility provision	businesses, community assets or agricultural holdings; and/or very minor introduction (adverse) or removal (beneficial) of severance with ample accessibility provision.
Population receptors/impacts				
Walkers, cyclists and horse riders	Substantial increase/decrease in journey length (>500m) and/or travel patterns and increased/decreased opportunities for users to access the wider network and/or	Noticeable (250-500m) increase/decrease in journey length and/or travel patterns and increased/decreased opportunities for users to access the wider network and/or community infrastructure.	Slight (50-250m) increase/decrease in journey length and/or travel patterns and increased/decreased opportunities for users to access the wider network and/or community infrastructure.	A negligible (<50m) increase, no change, or a decrease in journey length and/or travel patterns and no increase or decrease in opportunities for users to access the wider network and/or

Receptors/impacts	Description of magnitude of change			
	Major	Moderate	Minor	Negligible/No Change
	community infrastructure. New route/link creating substantial connectivity or recreational benefit	New route/link creating noticeable connectivity or recreational benefit	New route/link creating slight connectivity or recreational benefit.	community infrastructure
Private property and housing	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements. e.g. direct acquisition and demolition of residential buildings and direct development of land to accommodate highway assets; and/or introduction (adverse) or removal (beneficial) of complete severance with no/full accessibility provision.	Partial loss of/damage to key characteristics, features or elements, e.g. partial removal or substantial amendment to access or acquisition of land compromising viability of residential property,; and/or introduction (adverse) or removal (beneficial) of severe severance with limited/moderate accessibility provision.	A discernible change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements, e.g. amendment to access or acquisition of land resulting in changes to operating conditions that do not compromise overall viability of residential property; and/or introduction (adverse) or removal (beneficial) of severance with	Very minor loss or detrimental alteration to one or more characteristics, features or elements. e.g. acquisition of non-operational land or buildings not directly affecting the viability of residential property; and/or very minor introduction (adverse) or removal (beneficial) of severance with ample accessibility provision.

Receptors/impacts	Description of magnitude of change			
	Major	Moderate	Minor	Negligible/No Change
			adequate accessibility provision	
Community and recreational facilities, land and assets and their users	Loss without replacement, or substantial change in accessibility to or amenity of community and recreational infrastructure.	Notable change in capacity of or accessibility to or amenity of community and recreational infrastructure	Slight/hardly perceptible change in capacity of or accessibility to or amenity of community and recreational infrastructure	No perceptible change in capacity of or accessibility to or amenity of community and recreational infrastructure

Significance of effect

14.6.68. Socio-economic effects are determined by combining the value (sensitivity) of the affected receptor and the magnitude of the impact (change). **Table 14.23** below shows how the significance of effects has been determined.

Table 14.23: Significance criteria

Sensitivity	Magnitude of Change				
	No Change	**Negligible**	**Minor**	**Moderate**	**Major**
Negligible	Neutral	Neutral	Neutral or Slight	Neutral or Slight	Slight
Low	Neutral	Neutral or Slight	Neutral or Slight	Slight	Slight or Moderate
Medium	Neutral	Neutral or Slight	Slight	Moderate	Moderate or Large
High	Neutral	Slight	Slight or Moderate	Moderate or Large	Large or Very Large
Very high	Neutral	Slight	Slight or Moderate	Large or Very Large	Very Large

14.6.69. Residual effects that are within the moderate, large or very large categories are significant, whilst residual effects that are neutral or slight are not significant.

14.7. Mitigation embedded into the design

14.7.1. This assessment has been based on the principle that measures have been 'embedded' into the design of the Proposed Development to avoid or reduce potential significant effects as far as practicable, for example by the considered placement of infrastructure. The embedded mitigation relevant to this assessment is detailed in **Table 14.24** below.

14.7.2. **ES Volume 1, Chapter 3: Proposed Development Description [EN010158/APP/6.1]** and the **Design Commitments [EN010158/APP/5.9]** identify measures that have been embedded into the design of the Proposed Development.

Table 14.24: Embedded mitigation measures relevant to population

Embedded mitigation measures relevant to Population	Function	Securing mechanism
Perimeter fencing surrounding the Solar PV development will be offset at least 10m either side from all existing hedgerows as far as reasonably practicable, except where a hedgerow crossing is required for access tracks and/or cable routes. **Perimeter fencing surrounding the Solar PV development will be offset at least 10m from existing ponds.** **Perimeter fencing surrounding the Solar PV development will be offset at least 10m from either side of existing PRoW.**	Embedded mitigation measure has been established to minimise the level of visual change for users of the PRoW network and ensure that PRoWs can continue to be used the same as predevelopment of the Site.	**Design Commitments [EN010158/APP/5.9]**
There will be some diversions and closures made to existing PRoWs during the construction phase, some of which would become permanent into and beyond the operation (including maintenance) and decommissioning phases of the Proposed Development. The permanent PRoW diversions and/or closures include: • **A diversion to the existing PRoW Footpath (reference 'ECL/4/2') (463m to be stopped up) to the north of Parcel 3 to align the PRoW Footpath with the field boundaries of Fields E10 and E11, rather than crossing Field E11 (new length 559m).**	Embedded mitigation measure has been established to limit disruption and ensure the PRoW network can continue to be used throughout the construction, operation (including maintenance) and decommissioning phases of the Proposed Development with minimal impacts to PRoW users.	As set out within the **Outline RoWAS [EN010158/APP/7.8]**, **Streets, Rights of Way and Access Plans [EN010158/APP/2.4]** and the **Draft DCO [EN010158/APP/3.1].**

Embedded mitigation measures relevant to Population	Function	Securing mechanism
• **A diversion to the existing PRoW Footpath (reference 'ECL/7/2') (244m to be stopped up) to the east of Parcel 2 to align the PRoW Footpath with the field boundary of Field D19 (new length 274m).** • **A diversion to the existing PRoW Footpath (reference 'SCL/13/2' and 'SCL/13/1') (1,210m to be stopped up) to the south of Parcel 1 (between Shrubs Wood and Decoypond Wood) to align the PRoW Footpath with the field boundary of Field B7 (new length 1,240m).** • **Diversions to existing PRoW Footpaths (reference 'SCL/12/2') (320m to be stopped up) to rationalise them into a single PRoW Footpath providing access between Pond Farm and Calvert Road (new length 454m).**		
Perimeter fencing surrounding the Solar PV development will be offset at least 30m from Mid Shires Way and North Bucks Way within fields E21/E22 and E23.	Embedded mitigation measure has been established to minimise the potential visual effects on users of the footpath, ensuring that PRoWs can continue to be used the same as predevelopment of the Site.	**Design Commitments [EN010158/APP/5.9]**
The arrangement of Solar PV modules within Field E23 will be designed to create a corridor for grazing animals to	Embedded mitigation measure has been established to support agricultural productivity	**Design Commitments [EN010158/APP/5.9]**

Embedded mitigation measures relevant to Population	Function	Securing mechanism
pass through the Solar PV development for the tenants.	by incorporating movement corridors for TCS Biosciences sheep and/or horses to cross the field to access their other adjacent grazing fields, limiting disruption to land used by TCS Biosciences.	

14.8. Assessment of likely effects (without additional mitigation)

Construction

Construction employment

14.8.1. The Proposed Development will support construction employment over the anticipated 30-month construction programme.

14.8.2. A peak of 600 direct, on-site FTE construction jobs will be supported at the peak, and it is assumed that based on a 30-month construction programme the peak will likely extend for the duration of the construction phase.

14.8.3. Applying additionality assumptions (displacement, leakage) to this figure results in an estimated net additional employment average of:

- Approximately 420 to 470 FTEs per year in the CLMA; or
- Approximately 180 FTEs per year in the CLMA Focus Area.

14.8.4. The CLMA and CLMA Focus Area currently support approximately 454,200 and 12,000 residents in construction employment respectively. As such, the net additional construction employment supported by the Proposed Development each year of the construction phase is equivalent to 0.1% in the CLMA and 1.5% of existing resident construction workforce in the CLMA Focus Area.

14.8.5. The employment supported will be in a range of different positions and skillsets across civil construction sectors, electrical and mechanical skills including specialised solar installation professionals and some non-construction and supporting roles such as security, process and administrative and transportation roles. Employment supported will also be in a range of tenures depending on the work package/contract and contractor at each phase of construction.

Construction workforce spending and GVA/supply chain

14.8.6. It is expected that the workforce will spend in the local economy and services, helping to sustain jobs across a range of sectors.

14.8.7. The gross effect based on average daily workforce expenditure on subsistence would be equivalent to approximately £1.9m on average per year during the construction phase.

14.8.8. However, as the number of workforce staff on Site would fluctuate over the course of the construction programme, and given that there will be on-Site welfare facilities within the Construction Compounds, it is not possible to accurately quantify the level of this spending that would be captured locally.

14.8.9. Based on the average GVA per construction worker within the south east region, it can be estimated that the gross GVA supported by the activity required to construct the Proposed Development (an average of 600 FTE roles) would be £40.7m per year of construction, or £102m over the 30-month construction period.

14.8.10. Net equivalent figures at CLMA and CLMA Focus Area scales (applying leakage and displacement) would be approximately £28.5m to £31.9m in the CLMA and approximately £12.2m in the CLMA Focus Area per year. This is equivalent to around 0.1% of existing annual construction GVA in the CLMA and 1% of annual construction GVA in the CLMA Focus Area.

14.8.11. Investment in certain sectors results in indirect effects on others in an interconnected economy. This can lead to changes in production, sourcing, and distribution practices, influencing the entire supply chain ecosystem. As such it can be anticipated that investment will be retained locally and regionally, both within the construction and energy sectors but also outside it.

14.8.12. In addition to those jobs supported as a direct effect of the construction of the Proposed Development, further indirect employment will be supported as a result of spin-off and multiplier effects in the supply-chain, for example, in the manufacturing and supply of the Solar PV modules and associated infrastructure.

14.8.13. Assuming that supply chain effects are retained at the CLMA scale, the supply chain benefits would support approximately 42 to 47 FTE jobs per year of construction.

14.8.14. The level of retention of supply chain benefit varies depending on the project and will be a commercial decision of the contractor who would seek to source materials and employ some local and some regional or even national sub-contractors. As such, the spatial context of supply chain

effects could range from local to national depending on the supply and sourcing of construction materials and other supplies.

Effects on the agricultural economy

14.8.15. During the construction phase, over a phased period, all of the agricultural land within the fields identified for accommodating long-term activity under **Works No 1, 2, 3, 4, 5** and **8** (see **Works Plans [EN010158/APP/2.3]**) would be taken out of agricultural use, and this would be for the duration of the construction and operation phases. This represents a temporary (construction, operation (including maintenance) and decommissioning phase) long-term change in agricultural capacity amounting to c.451ha of agricultural land.

14.8.16. Cabling and other supporting activity will also be undertaken in areas under **Works No. 6** and **7**, this represents a temporary (construction only) short-term change in agricultural capacity amounting to c.226ha of agricultural land.

14.8.17. Overall, the temporary land-take at the Site during the 30-month construction phase would result in up to 677ha being taken out of agricultural use – equivalent to 0.65% of agricultural land in Buckinghamshire being taken out of agricultural use for the construction and operation (including maintenance) phases, which would initiate during the construction phase.

14.8.18. Within this, the short-term, temporary land-take at the Site during the 30-month construction phase would account for about 33% of the agricultural land, which would then be re-instated and be made available for agricultural activity during the operation (including maintenance) phase.

14.8.19. Indicatively, based on County-wide average employment per ha this would result in the temporary, long-term reduction of the indicative capacity for up to around 10 FTE jobs, and temporary, short-term reduction of the indicative capacity for up to around 5 FTE jobs (total agricultural employment in Buckinghamshire is estimated at approximately 2,237 FTE jobs) during the construction phase.

14.8.20. Engagement with the agricultural operators has confirmed that the actual employment supported by the agricultural land affected by construction activity is far lower than the indicative capacity, and therefore the above assessment sets a hypothetical, ‘worst-case’ assessment of employment capacity rather than actual net employment reduction which would be influenced by commercial agreements between the Applicant and agricultural operations affected.

14.8.21. There are some non-agricultural, commercial operators using the site that would be temporarily affected during construction as a result of reduced

land availability and access, which support more employment than identified – this is considered in the following sections.

Effects on agricultural businesses and landholdings

14.8.22. During the construction phase, the following changes in land access and availability within the Order Limits would occur as a result of the construction of the Proposed Development:

- The Claydon Estate would lose 174.4ha of land currently in agricultural use;
- Landowner A would lose approximately 2.12ha of land currently in agricultural use;
- Landowner B would lose approximately 13.3ha of land currently in agricultural use;
- Tenant/Occupier A would lose the use of approximately 54.98ha of land currently in agricultural use;
- Tenant/Occupier B would lose the use of approximately 119.2ha of land currently in agricultural use; and
- Tenant/Occupier C would lose the use of approximately 106.33ha of land currently in agricultural use.

14.8.23. The Claydon Estate currently has ownership of a wider area of land outside of the Order Limits, and has confirmed that it will continue to farm the remainder of the land with contractors (where currently farmed, and not included within potential land swaps with tenants).

14.8.24. The Applicant has negotiated with Landowners A and B and Tenant/Occupier A (with respect to the land this party owns within the Order Limits) to negotiate financial compensation for the use of this land during construction (and operation) of the Proposed Development such that effects on viability of those agricultural businesses would not be adversely affected.

14.8.25. The Claydon Estate has negotiated with Tenant/Occupiers A and C to provide Heads of Terms for replacement land (with land already in the Claydon Estate's ownership) that it considers is equally productive, of similar size and quality, and accessible to each Tenant/Occupier, such that effects on viability of those agricultural businesses would not be adversely affected. This applies to:

- Tenant/Occupier A; and
- Tenant/Occupier C.

14.8.26. In some cases, the Claydon Estate/Applicant has reached an agreement with the Tenant/Occupier to compensate for the use of the tenanted land instead of providing a land swap. This applies to:

- Tenant/Occupier B.

14.8.27. In some cases, where land is temporarily required on a short-term basis for construction activity but can then be returned to agricultural use, this land (except for access routes within it) would continue to be farmed after construction, with interim compensation arrangements agreed during the construction phase when that land is inaccessible where this applies (subject to that land already being compensated before within arrangements in the preceding paragraph).

Effects on other (non-agricultural) businesses

14.8.28. During the construction phase, the Proposed Development would have the potential to result in:

- The displacement of land that may affect the viability of other (non-agricultural) businesses within and affected by the Order Limits and the elements of the Proposed Development; and/or
- Changes to the environment or accessibility within the local area affecting business viability.

Displacement of land

14.8.29. During the construction phase of the Proposed Development, the commercial agreements (including land swap and financial compensation) described at **Paragraphs 14.8.24** to **14.8.27** would be in place.

14.8.30. As set out above, in all cases at the point of submission of this application, Heads of Terms have been agreed for these commercial agreements with non-agricultural businesses currently using land within the Order Limits.

Changes in environment and accessibility in the wider area

14.8.31. **ES Volume 2, Chapter 6: Air Quality [EN10158/APP/6.2]** considers the potential for human receptors within 250m of the Order Limits (which include non-agricultural businesses) to experience significant changes to road traffic exhaust emissions, dust and particulate matter emissions, during the construction phase.

14.8.32. The temporary nature and low level of air pollution at the Site, combined with embedded mitigation including setback distances from receptors as included within the **Design Commitments [EN010158/APP/5.9]** means it is unlikely there would be a risk of emissions (either in isolation or combination) that could result in an exceedance of Air Quality Standards.

14.8.33. In terms of construction traffic-related air quality effects, the annual mean NO_2, PM_{10} and $PM_{2.5}$ concentrations at the Site are expected to be well below the Air Quality Standards.

14.8.34. Therefore, it is considered unlikely that the additional construction phase traffic emissions as a result of the Proposed Development would cause a significant adverse effect on local air quality and on nearby human or ecological receptors, and therefore unlikely to contribute to effects on the operation of non-agricultural businesses in the vicinity, even before additional mitigation is applied.

14.8.35. In terms of noise effects from construction activity at the Site, **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]** reports that in most cases, given the scale of the Site and the separation distances to surrounding receptors, it is expected that the majority of the construction works could be undertaken without causing an exceedance of the daytime 65dB $L_{Aeq,T}$ threshold criterion.

14.8.36. In one location there would be exceedances - for noise receptor R24 (Blackmore Hill Farm Cottages) which is representative of some local non-agricultural retail, personal care and service businesses at Claydon Courtyard. However, works giving rise to these exceedances are noted to be transitory in nature and would therefore only occur for a limited period of time, during working hours.

14.8.37. Road traffic noise is also considered in **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]**. As a result of additional construction traffic in and around the Site. While in some cases the noise levels would increase, the effects aren't considered to be significant.

14.8.38. Construction traffic itself may cause changes to accessibility on the local highway network, and this has the potential to affect local businesses should it cause delays to visitor journey times, changes to access, or delivery delays, for example. This is assessed in **ES Volume 2, Chapter 15: Transport and Access [EN10158/APP/6.2]**, which reports that without additional mitigation, it is considered possible that adverse effects such as severance, driver delay, pedestrian delay, non-motorised amenity, and fear and intimidation may occur on or be experienced by users of Station Road/Dewes Lane, Snake Lane/Fidlers Field and Granborough Road. However, this is likely due to the relatively low baseline traffic flow on these roads at present.

14.8.39. There are a number of non-agricultural businesses located within Claydon Courtyard across service, food and drink, entertainment and retail trades, which are likely to benefit from footfall generated by the cultural heritage attraction of the Grade II Listed Building at Claydon House (operated by the National Trust) and Claydon Grade II Registered Park and Garden.

14.8.40. During the construction phase, **ES Volume 2, Chapter 9: Cultural Heritage [EN10158/APP/6.2]** considers that construction activity within the setting of the house and park will affect the contribution that the setting makes to significance by impacting on the sense of rural tranquillity.

14.8.41. During the construction phase, **ES Volume 2, Chapter 10: Landscape and Visual [EN10158/APP/6.2]** considers that without mitigation, it is likely that some non-agricultural commercial receptors (e.g. local recreational attractions including Hogshaw Farm and Wildlife Park and Claydon House) within 2km from the Order Limits would potentially experience significant effects on visual amenity.

Effects on tourism and the tourist economy

Tourist accommodation

14.8.42. During construction, it is anticipated that a proportion of the workforce may move to the area temporarily and use short-term visitor accommodation including serviced, non-serviced and self-catering accommodation across a range of sectors (including hotels, B&Bs, and caravan/camping sites).

14.8.43. Workers claiming subsistence allowance under the CIJC Working Rule Agreement **[Ref. 14-43]** to live away from home for undertaking construction work are more likely to live close to the construction site, although it is noted that mobility in the construction sector is substantial compared to other sectors, as evidenced through construction industry data from the CITB **[Ref. 14-22]**.

14.8.44. An analysis of the visitor accommodation available in Buckinghamshire has been undertaken to assess the likely available capacity in terms of number of bedrooms, against potential demand from the construction workforce.

14.8.45. The peak number of workers anticipated to be on-site at any one time during the construction phase is 600, of which approximately 6% (approximately 36) are anticipated to stay in temporary accommodation based on regional averages for the construction industry **[Ref. 14-22]**.

14.8.46. Inferred occupancy rates in the peak season for serviced accommodation, applied to the total stock of tourist accommodation in Buckinghamshire in 2022 suggests that there are currently around 889 unoccupied serviced rooms during the summer tourist peak, or an average across the year of 1,466. This is in addition to non-serviced accommodation, which totals 2,299 rooms in Buckinghamshire.

14.8.47. As such, the non-local construction workforce would be equivalent to around 4% of the peak season available serviced accommodation, or around 2.5% of the annual average available serviced accommodation in Buckinghamshire.

Tourist economy and its components

14.8.48. The ES reports – where relevant – the potential for environmental change causing the potential for significant adverse effects (prior to additional mitigation) to facilities and assets that contribute to the draw and experience of tourists in the local area, contributing to the value and volume of the wider tourist economy.

14.8.49. Effects that may influence the tourist economy and its components relate to:

- Visual effects, noise, vibration, air quality effects experienced by people during the temporary construction phase; and
- Where construction activities in the area could reduce accessibility or present physical obstructions to recreational and tourist facilities including accommodation, natural and cultural heritage, PRoW and tourist attractions.

14.8.50. **ES Volume 2, Chapter 6: Air Quality [EN10158/APP/6.2]** considers the potential for human receptors including people, property and community facilities to experience significant changes to road traffic exhaust emissions during the construction phase.

14.8.51. The temporary nature and low level of air pollution at the Site, combined with embedded mitigation including setback distances from residential properties and environmental designated sites as included within the **Design Commitments [EN010158/APP/5.9]** means it is unlikely there would be a risk of emissions (either in isolation or combination) that could result in an exceedance of Air Quality Standards.

14.8.52. In terms of construction traffic-related air quality effects, the annual mean NO_2, PM_{10} and $PM_{2.5}$ concentrations at the Site are expected to be well below the Air Quality Standards.

14.8.53. Therefore, it is considered unlikely that changes to air quality as a result of the construction of the Proposed Development would contribute to effects on the tourist economy via changes to environmental amenity or the operation of tourist-sector facilities in the vicinity, even before additional mitigation is applied.

14.8.54. In terms of noise effects from construction activity at the Site, **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]** reports that in most cases, given the scale of the Site and the separation distances to surrounding receptors, it is expected that the majority of the construction works could be undertaken without causing an exceedance of the daytime 65dB $L_{Aeq,T}$ threshold criterion.

14.8.55. In one location there would be exceedances - for noise receptor R24 (Blackmore Hill Farm Cottages) which is representative of some local non-agricultural retail, personal care and service businesses at Claydon Courtyard and open space surrounding Claydon House. However, works giving rise to these exceedances are noted to be transitory in nature and would therefore only occur for a limited period of time, during working hours.

14.8.56. Road traffic noise is also considered in **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]**. As a result of additional construction traffic in and around the Site. While in some cases the noise levels would increase, the effects aren't considered to be significant.

14.8.57. It is noted that construction noise may change the experience of users of PRoW across and adjacent to the construction works. **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]** reports that:

- It could be expected that users of PRoW within or adjacent to the Order Limits may be subject to construction noise levels which exceed the typical pre-construction ambient noise levels.
- However, the construction activities affecting an individual route would often be localised, and the transitory nature of PRoW users would mean that they are not exposed to construction noise for an extended period.

14.8.58. Construction traffic itself may cause changes to accessibility on the local highway network, and this has the potential to affect tourism should it cause delays to visitor journey times, changes to access, or pedestrian amenity effects, delay or fear and intimidation on the PRoW network, for example. This is assessed in **ES Volume 2, Chapter 15: Transport and Access [EN10158/APP/6.2]** – which reports that without additional mitigation, it is considered possible that adverse effects such as severance, driver delay, pedestrian delay, non-motorised amenity, and fear and intimidation may occur on or be experienced by users of Station Road/Dewes Lane, Snake Lane/Fidlers Field and Granborough Road. However – this is likely due to the relatively low baseline traffic flow on these roads at present.

14.8.59. Tourism and cultural heritage are connected, with some local assets attracting visitors to the area based on their cultural and historic significance. Effects on the cultural heritage of the local environment and specific receptors has been considered in **ES Volume 2, Chapter 9: Cultural Heritage [EN10158/APP/6.2]**. In some instances, these receptors form part of the tourist draw for the local area – in this case the Grade I Listed Building of Claydon House is an important local tourist facility, operated by the National Trust, Claydon Grade II Registered Park and Garden are relevant receptors.

14.8.60. The assessment reports (at Table 9.9) that construction activity within the setting of the house and park will affect the contribution that the setting makes to significance by impacting on the sense of rural tranquillity.

14.8.61. During the construction phase, **ES Volume 2, Chapter 10: Landscape and Visual [EN10158/APP/6.2]** considers that without mitigation, it is likely that some tourist facilities/receptors (e.g. local recreational attractions including Hogshaw Farm and Wildlife Park and Claydon House, and users of the PRoW network) within 2km from the Order Limits would potentially experience significant effects on visual amenity.

Effects on community access/walkers, cyclists and horse riders

14.8.62. During the 30-month construction phase, existing PRoWs and Permissive Paths that interact with the Order Limits would be kept open as far as it is practicable and safe to do so. However, where it is not practicable and safe, some PRoWs may need to be temporarily diverted.

14.8.63. Where PRoWs are to be temporarily diverted or closed, the duration of such a diversion/closure in that area would be for a maximum period of 6 months. The **Outline RoWAS [EN010158/APP/7.8]** details this and forms the framework for detailed RoWAS for long-term diversions, which are to be developed by the principal contractor to cover all phases of the Proposed Development.

14.8.64. In some cases, permanent diversions would be put in place during the construction phase. During the construction phase, the following PRoW routes (defined either by their individual reference, or as a combination of individual references representing a route with a single origin and destination) would be permanently stopped up, with diversions provided in each case. In each case, the path would not be closed until the replacement has been completed to the satisfaction of the Local Highway Authority and is open for use:

- A diversion to the existing PRoW Footpath (reference 'ECL/4/2') (463m to-be-stopped up) to the north of Parcel 3 to align the PRoW Footpath with the field boundaries of Fields E10 and E11, rather than crossing Field E11 (new length 559m), resulting in a 21% (or 96m) increase in length of this section of the link;
- A diversion to the existing PRoW Footpath (reference 'ECL/7/2') (244m to-be-stopped up) to the east of Parcel 2 to align the PRoW Footpath with the field boundary of Field D19 (new length 274m), resulting in a 12% (or 30m) increase in length of this section of the link;
- A diversion to the existing PRoW Footpath (reference 'SCL/13/2') (323m to-be-stopped up) to the south of Parcel 1 (between Shrubs Wood and Decoypond Wood) to align the PRoW Footpath with the field

boundary of Field B7 (new length 410m), resulting in a 27% (or 87m) increase in length of this section of the link; and

- Diversions to three existing PRoW Footpaths (references 'SCL/13/1', 'SCL/12/2' and a further diversion to 'SCL/13/2') (1,470m to-be-stopped up) to rationalise them into a single PRoW Footpath providing access between Pond Farm and Calvert Road (new length 1,027m), resulting in:
  - a 13% (or 155m) increase in origin-destination for WCH using SCL/13/1 and, SCL/12/2; and/or
  - a 3% (or 44m) decrease in origin-destination for WCH using SCL/13/2 and, SCL/12/2.

14.8.65. These diversions would then become permanent and would therefore be in place throughout the operation (including maintenance) and decommissioning phases of the Proposed Development and remain post-decommissioning.

14.8.66. Short-term, temporary diversions to footpaths will only be required during track and cable trench construction activities when it will be necessary to form the access track across existing footpath alignments.

14.8.67. Additionally, during the construction phase, construction traffic has the potential to interact with walkers, cyclists and equestrians using the existing footpath network.

Effects on private property and housing/land allocations

14.8.68. As set out within the 'Private Property and Housing' section of the baseline, there are no existing private residential properties within the Order Limits, and no allocated or protected land for development (commercial, residential or otherwise).

14.8.69. Effects in terms of environmental amenity change for residential receptors close to the Proposed Development have been assessed in the following chapters:

- **ES Volume 2, Chapter 6: Air Quality [EN10158/APP/6.2]**
- **ES Volume 2, Chapter 10: Landscape and Visual [EN10158/APP/6.2];** and
- **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]**

14.8.70. In each case, the assessments have considered where changes to environmental conditions may be considered significant, and where embedded mitigation has been secured to address effects where reasonably practicable.

Effects on community and recreational facilities, land and assets and their users

14.8.71. Effects on community and recreational facilities are determined by the extent to which there are local community and commercial facilities in the area likely to be affected by the construction of the Proposed Development in terms of accessibility and changes to environmental amenity, summarised below with reference to the findings of the ES.

Traffic and Access

14.8.72. Construction traffic may cause changes to accessibility on the local highway network, and this has the potential to affect access or amenity of community and recreational facilities should it cause delays to visitor journey times, changes to access, or pedestrian amenity effects, delay or fear and intimidation on the PRoW network, for example.

14.8.73. This is assessed in **ES Volume 2, Chapter 15: Transport and Access [EN10158/APP/6.2]** – which reports that without additional mitigation, it is considered possible that adverse effects such as severance, driver delay, pedestrian delay, non-motorised amenity, and fear and intimidation may occur on or be experienced by users of Station Road/Dewes Lane, Snake Lane/Fidlers Field and Granborough Road. However – this is likely due to the relatively low baseline traffic flow on these roads at present.

Air Quality

14.8.74. **ES Volume 2, Chapter 6: Air Quality [EN10158/APP/6.2]** considers the potential for human receptors including people, property and community facilities to experience significant changes to road traffic exhaust emissions during the construction phase.

14.8.75. The temporary nature and low level of air pollution at the Site, combined with embedded mitigation including setback distances from residential properties and environmental designated sites are included within the **Design Commitments [EN010158/APP/5.9]** means it is unlikely there would be a risk of emissions (either in isolation or combination) that could result in an exceedance of Air Quality Standards.

14.8.76. In terms of construction traffic-related air quality effects, the annual mean NO_2, PM_{10} and $PM_{2.5}$ concentrations at the Site are expected to be well below the Air Quality Standards.

14.8.77. Therefore, it is considered unlikely that changes to air quality as a result of the construction of the Proposed Development would contribute to effects on the amenity of community or recreational facilities, even before additional mitigation is applied.

Noise and Vibration

14.8.78. In terms of noise effects from construction activity at the Site, **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]** reports that in most cases, given the scale of the Site and the separation distances to surrounding receptors, it is expected that the majority of the construction works could be undertaken without causing an exceedance of the daytime 65dB $L_{Aeq,T}$ threshold criterion.

14.8.79. In one location there would be exceedances - for noise receptor R24 (Blackmore Hill Farm Cottages) which is representative of noise experienced at open space around Claydon House. However, works giving rise to these exceedances are noted to be transitory in nature and would therefore only occur for a limited period of time, during working hours.

14.8.80. Road traffic noise is also considered in **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]**. As a result of additional construction traffic in and around the Site. While in some cases the noise levels would increase, the effects aren't considered to be significant.

14.8.81. It is noted that construction noise may change the experience of users of PRoW across and adjacent to the construction works. **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]** reports that:

- It could be expected that users of PRoW within or adjacent to the Order Limits may be subject to construction noise levels which exceed the typical pre-construction ambient noise levels.
- However, the construction activities affecting an individual route would often be localised, and the transitory nature of PRoW users would mean that they are not exposed to construction noise for an extended period of time or length of wider walking route, albeit if users are regular users, then they would be affected more frequently.

Operation (including maintenance)

Operational employment

14.8.82. The Proposed Development will support operational employment over the anticipated long-term, temporary operation (including maintenance) phase. The Applicant estimates that the operation (including maintenance) phase would support around 24 FTE jobs, with additional staff attending when required for maintenance, replacement of faulty or end of service life solar equipment, vegetation management activities and cleaning.

14.8.83. Applying additionality assumptions (displacement, leakage) to this figure results in an estimated net additional employment average of approximately 18 FTEs in Buckinghamshire.

14.8.84. Buckinghamshire currently supports 550 residents in energy sector employment. As such, the net additional operational employment supported by the Proposed Development is equivalent to 3% of energy sector employment in Buckinghamshire.

14.8.85. The employment supported would include electrical engineering roles likely to require higher level skills and qualifications, as well as site management, administrative and process/elementary occupations including security and maintenance.

Operational workforce spending and GVA/supply chain

14.8.86. It is expected that the workforce will spend in the local economy and services, helping to sustain jobs across a range of sectors.

14.8.87. The gross effect based on average daily workforce expenditure on subsistence would be equivalent to approximately £76,100 on average per year during the operation (including maintenance) phase.

14.8.88. Based on the average GVA per energy sector worker, it can be estimated that the gross GVA supported by the activity required to operate the Proposed Development (an average of 24 FTE roles) would be c.£3.6m per year of operation.

14.8.89. Net equivalent figures (applying leakage and displacement) would be c.£2.5m per year of operation in Buckinghamshire. This is equivalent to around 1% of energy sector GVA in Buckinghamshire.

14.8.90. Investment in certain sectors results in indirect effects on others in an interconnected economy. This can lead to changes in production, sourcing, and distribution practices, influencing the entire supply chain ecosystem. As such it can be anticipated that investment will be retained locally and regionally, both within the energy sector but also outside it.

14.8.91. Assuming that supply chain effects are retained at the Buckinghamshire scale, the supply chain benefits would support approximately 3 FTE jobs per year of operation.

Effects on the agricultural economy

14.8.92. The design and layout of the Proposed Development has evolved to allow full continued agricultural use within the Interconnecting Cable Corridors (which amounts to approx. 226ha of agricultural land within the Order Limits). Further detail on the design evolution is provided in **ES Volume 1, Chapter 4: Reasonable Alternatives Considered [EN010158/APP/6.1]**.

14.8.93. As a result, the temporary land-take at the Site during the operation (including maintenance) phase would result in a maximum of approx.

452ha of agricultural land being taken out of agricultural use, amounting to up to 0.43% of agricultural land in Buckinghamshire.

14.8.94. This is a 'maximum' estimate, as during the operation (including maintenance) phase there is the potential to use the open spaces between the infrastructure and the land beneath the Solar PV modules for pastoral farming (sheep grazing) during the operation (including maintenance) phase, and therefore an element of agricultural use of the Site can occur during the lifespan of the Proposed Development.

14.8.95. Indicatively, based on County-wide average employment per ha this would result in the reduction of the indicative capacity for up to around 10 FTE jobs (total agricultural employment in Buckinghamshire is estimated at approximately 2,237 FTE jobs).

Effects on agricultural businesses and landholdings

14.8.96. During the operation (including maintenance) phase of the Proposed Development, the commercial agreements (including land swap and financial compensation) described at **Paragraphs 14.8.24** to **14.8.27** would be in place. As set out above, in all cases at the point of submission of this application, Heads of Terms have been agreed for land swaps and financial compensation with all tenants and landowners, and in some cases agreements have been finalised.

Effects on other (non-agricultural) businesses

14.8.97. During the operational (including maintenance) phase, the Proposed Development would have the potential to result in:

- The displacement of land that may affect the viability of other (non-agricultural) businesses within and affected by the Order Limits and the elements of the Proposed Development; and/or
- Changes to the environment or accessibility within the local area affecting business viability.

Displacement of land

14.8.98. During the operation (including maintenance) phase of the Proposed Development, the commercial agreements (including land swap and financial compensation) described at **Paragraphs 14.8.24** to **14.8.27** would be in place.

14.8.99. As set out above, in all cases at the point of submission of this application, Heads of Terms have been agreed for these commercial agreements with non-agricultural businesses currently using land within the Order Limits.

Changes in environment and accessibility

14.8.100. **ES Volume 2, Chapter 6: Air Quality [EN10158/APP/6.2]** suggests that the Proposed Development is not expected to generate traffic that exceeds the Environmental Protection UK and Institute of Air Quality Management screening criteria, and as a result would not result in significant effects during the operation (including maintenance) phase, prior to additional mitigation, that could affect the operating environment or viability of non-agricultural businesses.

14.8.101. Similarly, it is noted that transport and access issues resulting from the operation of the Proposed Development have been scoped out of the ES due to the low level of traffic generated during the operation (including maintenance) phase as detailed within **ES Volume 4, Appendix 5.1: EIA Scoping Report [EN010158/APP/6.4]** and confirmed within **ES Volume 4, Appendix 5.2: EIA Scoping Opinion [EN010158/APP/6.4].**

14.8.102. During the operation (including maintenance) phase, **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]** reports that no sensitive receptor would experience daytime lowest observed adverse effect level (LOAEL) exceedances as a result of noise associated with the Proposed Development. Planning Practice Guidance determines this level as when "*noise can be heard, but does not cause any change in behaviour, attitude or other physiological response. Can slightly affect the acoustic character of the area but not such that there is a change in the quality of life".*

14.8.103. The Applicant has taken advice from concerned non-agricultural businesses during the scheme design and Phase One and Phase Two Consultation phases, and has amended the Proposed Development's design over that period to help to avoid, reduce and/or minimise the potential for noise and accessibility effects perceived by these businesses. In order to limit disruption to land used by TCS Biosciences, based on this organisation's feedback the Applicant has:

- Removed the option consulted on previously for a substation to be included on Field 23 (which will now be a field of Solar PV modules), thereby reducing perceived operational noise effects; and
- Confirmed in the **Design Approach Document [EN10158/APP/5.8]** that at the detailed design stage, the Solar PV module arrangement for Field E23 will be designed to incorporate movement corridors for TCS Biosciences sheep and/or horses to cross the field to access their other adjacent grazing fields.

14.8.104. There are a number of non-agricultural businesses located within the grounds of Claydon House across service, food and drink, entertainment and retail trades, which are likely to benefit from footfall generated by the cultural heritage attraction of the Grade II Listed Building at Claydon

House (operated by the National Trust) and Claydon Grade II Registered Park and Garden.

14.8.105. Effects on the cultural heritage of the local environment and specific receptors has been considered in **ES Volume 2, Chapter 9: Cultural Heritage [EN10158/APP/6.2]**. The assessment reports (at Table 9.10) that during the operation phase, the contribution of the setting to the significance of the house (and the park as a designated landscape) would be reduced as the appearance of designated views will be altered due to:

- Visibility of the Solar PV modules within the setting of the house and park, particularly in views of and from Knowl Hill (and from the principal building, in the case of the park);
- Visibility of the Internal Access road between Parcel 1 and Parcel 2 in views south from the house (and from the principal building, in the case of the park); and
- The presence of Solar PV modules within the Estate associated with the house (and across the remnants of a designed avenue extending beyond the registered area into Parcel 2, in the case of the park).

14.8.106. During the operation (including maintenance) phase, **ES Volume 2, Chapter 10: Landscape and Visual [EN10158/APP/6.2]** considers that without mitigation, it is likely that some non-agricultural commercial receptors (e.g. local recreational attractions including Hogshaw Farm and Wildlife Park and Claydon House) within 2km from the Order Limits would potentially experience significant effects on visual amenity.

Effects on tourism and the tourist economy

14.8.107. **ES Volume 2 [EN10158/APP/6.2]** reports – where relevant – the potential for environmental change causing the potential for significant adverse effects (prior to additional mitigation) to facilities and assets that contribute to the draw and experience of tourists in the local area, contributing to the value and volume of the wider tourist economy.

14.8.108. In terms of emissions (noise and air quality),

- **ES Volume 2, Chapter 6: Air Quality [EN10158/APP/6.2]** reports that the residual effect on human receptors as a result of road traffic exhaust emissions during the operation (including maintenance) phase is not expected to be significant (prior to and thereby not needing additional mitigation); and
- **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]** reports that no sensitive receptor would experience daytime lowest observed adverse effect level (LOAEL) exceedances as a result of noise associated with the Proposed Development. Planning Practice Guidance determines this level as when "*noise can be heard, but does*

not cause any change in behaviour, attitude or other physiological response. Can slightly affect the acoustic character of the area but not such that there is a change in the quality of life".

14.8.109. As such, changes in noise and air quality during the operation (including maintenance) phase would not be anticipated to affect the factors that contribute to the tourism value of the Buckinghamshire to the extent that this would deter tourists.

14.8.110. In terms of accessibility (public highway traffic and the experience of users of PRoW and permissive paths):

- Driver and pedestrian delay resulting from the operation of the Proposed Development, the assessment of effects has been scoped out of the ES due to the low level of traffic generated during the operation (including maintenance) phase as detailed within **ES Volume 4, Appendix 5.1: EIA Scoping Report [EN010158/APP/6.4]** and confirmed within **ES Volume 4, Appendix 5.2: EIA Scoping Opinion [EN010158/APP/6.4]** and as such would not be anticipated to affect the accessibility of tourist facilities in the local area.
- During the operation (including maintenance) phase, all temporary PRoW closures related to construction works would be complete, and the Proposed Development will have provided increased accessibility and (3) recreational permissive paths as shown within **ES Volume 3, Figure 3.10: Existing and Proposed PRoW and Permissive Footpaths [EN010158/APP/6.3]**.

14.8.111. As such, changes in accessibility and WCH routes during the operation (including maintenance) phase would not be anticipated to affect the factors that contribute to the tourism value of Buckinghamshire to the extent that this would deter tourists, and may provide additional assets to attract visitors.

14.8.112. Tourism and cultural heritage are connected, with some local assets attracting visitors to the area based on their cultural and historic significance. Effects on the cultural heritage of the local environment and specific receptors has been considered in **ES Volume 2, Chapter 9: Cultural Heritage [EN10158/APP/6.2]**. In some instances, these receptors form part of the tourist draw for the local area – in this case the Grade I Listed Building of Claydon House is an important local tourist facility, operated by the National Trust, Claydon Grade II Registered Park and Garden are relevant receptors.

14.8.113. The assessment reports (at Table 9.10) that during the operation phase, the contribution of the setting to the significance of the house (and the park as a designated landscape) would be reduced as the appearance of designated views will be altered due to:

- Visibility of the Solar PV modules within the setting of the house and park, particularly in views of and from Knowl Hill (and from the principal building, in the case of the park);
- Visibility of the Internal Access road between Parcel 1 and Parcel 2 in views south from the house (and from the principal building, in the case of the park); and
- The presence of Solar PV modules within the Estate associated with the house (and across the remnants of a designed avenue extending beyond the registered area into Parcel 2, in the case of the park).

14.8.114. The Proposed Development will be visible within views of and from Claydon House although from the interior of the house these views would be oblique to the designated view. No views of the house would be interrupted, and additional public access to designed views of the house will be made possible by the creation of the permissive path to the summit of Knowl Hill, but Solar PV modules will be visible on the lower ground between the house and Knowl Hill and on the eastern slopes of the hill.

14.8.115. The Solar PV development will be visible within key views from the park, Solar PV modules will be present within fields in Parcel 2 which were part of the designed landscape and the Internal Access Corridor between Parcel 1 and Parcel 2 will be visible from the house (in particular the upper floors) but will be finished as an agricultural track to minimize the visual effect.

14.8.116. During the operation (including maintenance) phase, **ES Volume 2, Chapter 10: Landscape and Visual [EN10158/APP/6.2]** considers that without mitigation, it is likely that some tourist sector receptors (e.g. local recreational attractions including Hogshaw Farm and Wildlife Park and Claydon House, and PRoW) within 2km from the Order Limits would potentially experience significant effects on visual amenity.

Effects on community access/walkers, cyclists and horse riders

14.8.117. At the operation (and maintenance) phase, the diversion of five PRoW will have been completed, with the replacement/diverted PRoW open and accessible. These are described below (defined either by their individual reference, or as a combination of individual references representing a route with a single origin and destination). These are:

- A diversion to the existing PRoW Footpath (reference ‘ECL/4/2’) (463m to-be-stopped up) to the north of Parcel 3 to align the PRoW Footpath with the field boundaries of Fields E10 and E11, rather than crossing Field E11 (new length 559m), resulting in a 21% increase in length of this section of the link.
- A diversion to the existing PRoW Footpath (reference ‘ECL/7/2’) (244m to-be-stopped up) to the east of Parcel 2 to align the PRoW Footpath

with the field boundary of Field D19 (new length 274m), resulting in a 12% increase in length of this section of the link.

- A diversion to the existing PRoW Footpath (reference 'SCL/13/2') (323m to-be-stopped up) to the south of Parcel 1 (between Shrubs Wood and Decoypond Wood) to align the PRoW Footpath with the field boundary of Field B7 (new length 410m), resulting in a 27% increase in length of this section of the link.
- Diversions to three existing PRoW Footpaths (references 'SCL/13/1', 'SCL/12/2' and a further diversion to 'SCL/13/2') (1,470m to-be-stopped up) to rationalise them into a single PRoW Footpath providing access between Pond Farm and Calvert Road (new length 1,027m), resulting in:
  - a 13% increase in origin-destination for WCH using SCL/13/1 and, SCL/12/2; and/or
  - a 3% decrease in origin-destination for WCH using SCL/13/2 and, SCL/12/2.

14.8.118. **ES Volume 3, Figure 3.10: Existing and Proposed PRoW and Permissive Footpaths [EN010158/APP/6.3]** provides a plan showing the existing PRoW network as well as the recreation and amenity improvements. In terms of new permissive paths, this includes:

- A new public route across Parcel 1 by connecting the to-be-rationalised PRoW Footpath (reference 'SCL/13/2') before tracking east to the south of Shrubs Wood, east across Knowl Hill (Field B17) and then tracking north towards Three Points Lane (approximate length 1.9km);
- A new public route across Parcel 1 connecting the above permissive path beginning from the intersection between Fields B17, B20 and B21 which then runs north to the west of B21 and B22 to Calvert Road and onwards to PRoW Footpath (reference 'MCL/13/1') (approximate length 0.7km); and
- A new public route across Parcel 2 which connects the existing PRoW Footpath (reference 'ECL/8/1') before tracking west along the north of D3 (South) to PRoW Footpath (reference 'ECL/9/2'') and PRoW Bridleway (reference 'ECL/10/2') (approximate length 0.5km).

14.8.119. The proposed permissive footpaths would be implemented during the construction phase, and would remain open and accessible to the public during the operation (including maintenance) phase save for any occasional closures to allow for farming activities to be undertaken safely, and to comply with their status as a permissive path.

14.8.120. **ES Volume 3, Figure 3.10: Existing and Proposed PRoW and Permissive Footpaths [EN010158/APP/6.3]** illustrates the permanent PRoW diversions and the new temporary (but long term) permissive

footpaths. The **Outline RoWAS [EN010158/APP/7.8]** forms the framework for detailed Rights of Way and Access Strategy Plan(s) which is to be developed by the principal contractor to cover all phases of the Proposed Development. The outline framework submitted with this DCO Application details the principles, management and inspection requirements as well as the extent and nature of any closure, diversion and/or improvement to the PRoW network and permissive footpaths.

Effects on private property and housing/land allocations

14.8.121. As set out within the 'Private Property and Housing' section of the baseline, there are no existing private residential properties within the Order Limits, and no allocated or protected land for development (commercial, residential or otherwise).

14.8.122. Effects in terms of environmental amenity change for residential receptors close to the Proposed Development have been assessed in the following chapters:

- **ES Volume 2, Chapter 6: Air Quality [EN10158/APP/6.2]**
- **ES Volume 2, Chapter 10: Landscape and Visual [EN10158/APP/6.2];** and
- **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]**

14.8.123. In each case, the assessments have considered where changes to environmental conditions may be considered significant, and where embedded mitigation has been secured to address effects where reasonably practicable.

Effects on community and recreational facilities, land and assets and their users

14.8.124. Effects on community and recreational facilities are determined by the extent to which there are local community and commercial facilities in the area likely to be affected by the operation of the Proposed Development in terms of accessibility and changes to environmental amenity, summarised below with reference to the findings of the ES.

Traffic and Access

14.8.125. It is noted that transport and access issues resulting from the operation of the Proposed Development have been scoped out of the ES due to the low level of traffic generated during the operation (including maintenance) phase as detailed within **ES Volume 4, Appendix 5.1: EIA Scoping Report [EN010158/APP/6.4]** and confirmed within **ES Volume 4, Appendix 5.2: EIA Scoping Opinion [EN010158/APP/6.4].**

14.8.126. In light of this assessment, changes to severance, driver delay, non-motorised user amenity and fear and intimidation in terms of the public

highway and its users would not be anticipated to affect the factors that contribute to the use of community/recreation facilities and the service that these facilities provide. Users of these facilities would not be deterred from using these facilities by any traffic/transport or access impacts.

Air Quality

14.8.127. **ES Volume 2, Chapter 6: Air Quality [EN10158/APP/6.2]** reports that the Proposed Development is not expected to generate traffic exceeding Environmental Protection UK and Institute of Air Quality Management and Design Manual for Roads and Bridges LA 105 Air Quality screening criteria (refer to **Table 6.12** in **ES Volume 2, Chapter 6: Air Quality [EN10158/APP/6.2]**) once operational.

14.8.128. As such, there would be no significant effects on human receptors (including community and recreational facilities) arising from operation road traffic exhaust emissions, even without additional mitigation.

14.8.129. In light of this assessment, changes to air quality within the operation (including maintenance) phase would not be anticipated to affect the factors that contribute to the use of community/recreation facilities and the service that these facilities provide. Users of these facilities would not be deterred from using these facilities by any air quality impacts.

Noise and Vibration

14.8.130. **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]** suggests that noise arising from the operation of Inverters, Transformers, HVAC, and other ancillary electrical infrastructure required for the Solar PV development/BESS infrastructure has the potential to impact sensitive receptors surrounding the Site, which includes community and recreational facilities, land and assets and their users.

14.8.131. Operational noise, by source, is described in **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]**, at **Table 13.8**, with the assessment of that noise on receptors set out in **Table 13.18.**

14.8.132. During the operation (including maintenance) phase, **ES Volume 2, Chapter 13: Noise and Vibration [EN10158/APP/6.2]** reports that no sensitive receptor would experience daytime lowest observed adverse effect level (LOAEL) exceedances as a result of noise associated with the Proposed Development. Planning Practice Guidance determines this level as when "*noise can be heard, but does not cause any change in behaviour, attitude or other physiological response. Can slightly affect the acoustic character of the area but not such that there is a change in the quality of life".*

Decommissioning

14.8.133. The likely level of potential effect during decommissioning is expected to be similar to or less than that experienced during construction and therefore the potential effects during construction (described above) are expected to represent the potential effects during decommissioning.

14.9. Additional mitigation

14.9.1. Mitigation activities contained within the following Management Plans are considered in the assessment of residual effects relating to some assessments considered within this chapter:

- **Outline Construction Traffic Management Plan (CTMP) [EN010158/APP/7.5]** in terms of managing the transport and environmental effects on community receptors related to construction traffic;
- **Outline Construction Environmental Management Plan (CEMP) [EN010158/APP/7.2]** in terms of management of environmental amenity relating to construction plant activity and safety and amenity within adjacent communities to the Order Limits;
- **Outline Rights of Way and Access Strategy [EN010158/APP/7.8.3]** in terms of the approach to management and maintenance of existing, diverted and new PRoW and permissive paths during the construction, operation (including maintenance) and decommissioning phases. In particular, the creation of new permissive paths including a permissive path to Knowl Hill, with interpretation measures for Claydon House and Claydon Park and Garden, will mitigate effects (and potentially provide enhancement) relating to tourism and community access;
- **Outline Landscape and Ecological Management Plan (LEMP) [EN010158/APP/7.6]** in terms of the management of land within the Order Limits, maintenance of ecological mitigation areas and mitigation/enhancement of visual amenity for receptors during the construction, operation (including maintenance) and decommissioning phases;
- **Outline Operational Environmental Management Plan (OEMP) [EN010158/APP/7.3]** in terms of management of environmental amenity relating to operational (including maintenance) activity and safety and amenity within adjacent communities to the Order Limits; and
- **Outline Decommissioning Environmental Management Plan (DEMP) [EN010158/APP/7.4]** in terms of management of environmental amenity relating to construction plant activity and safety and amenity within adjacent communities to the Order Limits.

14.9.2. Mitigation contained in each relevant individual chapter of the ES that this assessment draws upon for effects have been identified in each individual chapter.

14.9.3. These mitigations have been adopted as part of the evolution of the Proposed Development design of relevance to the topic, these include project design measures, compliance with elements of good practice and use of standard protocols. In addition to the documents listed above, these mitigations are set out within:

- **Chapter 6: Air Quality [EN10158/APP/6.2]**;
- **Chapter 9: Cultural Heritage [EN10158/APP/6.2]**;
- **Chapter 10: Landscape and Visual [EN10158/APP/6.2];**
- **Chapter 13: Noise and Vibration [EN10158/APP/6.2]**; and
- **Chapter 15: Transport and Access [EN10158/APP/6.2]**.

14.10. Assessment of residual effects (with additional mitigation)

Construction

Construction employment

14.10.1. Net additional construction employment supported by the Proposed Development is estimated at around 420 to 470 FTE jobs in the CLMA per year of construction, and 180 within the CLMA Focus Area.

14.10.2. The labour markets at each scale are large in scale, with high concentrations of civil sector employment and a range of skills. As such the effect is considered to be summarised as:

- A **minor** magnitude of change on a **low** value (sensitivity) receptor at the CLMA level resulting in a **direct**, **temporary**, and **neutral/slight beneficial (not significant)** effect.
- A **minor** magnitude of change on a **medium** value (sensitivity) receptor at the CLMA Focus Area level resulting in a **direct**, **temporary**, and **slight beneficial (not significant)** effect.

Construction workforce spending and GVA/supply chain

14.10.3. Construction GVA is estimated at £28.5m to 31.9m in the CLMA and £12.2m in the CLMA Focus Area each year. The value (sensitivity) of the receptor is considered to be **low** at both scales. The magnitude of change in terms of spending, GVA and multiplier effects in the supply chain is considered to be **minor** at both scales.

14.10.4. Therefore, there is likely to be an **indirect**, **temporary**, **neutral/slight beneficial (not significant)** effect on the contribution to construction output the at the CLMA and CLMA Focus Area scale during the construction phase.

Effects on the agricultural economy

14.10.5. The agricultural economy in Buckinghamshire is substantial and subject to annual and seasonal variations in employment supported which is far greater than the scale of the indicative loss in employment capacity (and actual known employment).

14.10.6. As such, based on the indicative likely change in employment and agricultural land during the construction phase, there is likely to be a **minor** magnitude of change on a **medium** value (sensitivity) receptor (the agricultural economy of Buckinghamshire) resulting in a **direct**, **temporary** (in some cases leading to **permanent**) **slight adverse (not significant)** effect.

Effects on agricultural businesses and landholdings

14.10.7. Agricultural business and landholdings will experience change to their operating environment (as a result of the loss of access to land currently farmed by tenants and landowners within the Order Limits), during the construction phase.

14.10.8. For some operations, there would be a long-term temporary or potentially permanent residual effect extending from construction, through the operation (including maintenance) phase where land is changed from agricultural use to support the Proposed Development, until it is re-instated following decommissioning (at which point the Estate may seek agricultural tenants on the re-instated land).

14.10.9. It is noted that commercial agreements (including land swap and financial compensation) described at **Paragraphs 14.8.24** to **14.8.27** would be in place. As set out above, in all cases at the point of submission of this application, Heads of Terms have been agreed for land swaps and financial compensation with all tenants and landowners, and in some cases agreements have been finalised.

14.10.10. As such, based on the assessments considered within the ES, and the consideration of both embedded and additional mitigation, the value (sensitivity) of the agricultural land holdings as a receptor is **very high** and the magnitude of change expected at this operation is **minor**. Therefore, there is likely to be a **temporary** or **permanent slight adverse** residual effect on agricultural businesses and landholdings, which is considered to be **not significant**.

Effects on other (non-agricultural) businesses and development land

14.10.11. Other (non-agricultural) business and development land may experience change to their operating environment (including through changes in access to land currently used within the Order Limits, environmental change and changes to access), during the construction phase.

14.10.12. It is noted that commercial agreements (including land swap and financial compensation) described at **Paragraphs 14.8.24** to **14.8.27** would be in place. As set out above, in all cases at the point of submission of this application, Heads of Terms have been agreed for land swaps and financial compensation with all tenants and landowners, and in some cases agreements have been finalised.

14.10.13. There are several measures within the **Outline CTMP [EN010158/APP/7.5]** that contribute to this non-significant residual effect, including that the Applicant will create a protocol for working with local businesses to ensure the construction traffic does not interfere with deliveries or normal business traffic wherever possible.

14.10.14. Following the implementation of embedded and additional mitigation, it is reported in **ES Volume 2, Chapters 6, 9, 10, 13** and **15 [EN10158/APP/6.2]** that:

- Effects on the public highway (severance, driver delay, non-motorised user amenity and fear and intimidation) are at most reported as **negligible adverse (not significant)**;
- Effects related to construction noise and air quality are **minor adverse (not significant)**;
- Effects related to landscape and visual amenity are reported as **moderate adverse (significant)** in terms of visual amenity experienced at Hogshaw Farm and Wildlife Park, and **moderate/minor adverse (not significant)** in terms of a varied visual experience of construction activity from the public footpath (PRoW MCL/10/2) and parkland at Viewpoint 5 that reflects the receptor group for Claydon House.
- However it is noted that for Claydon House, effects related to cultural heritage which draw upon the effects of visual amenity on setting for cultural heritage are reported as **slight adverse (not significant)** in terms of construction activity in the setting of Claydon House and Claydon Grade II Registered Park and Garden. As such, it is not considered that such effects would result in changes to footfall or attractiveness of non-agricultural businesses in Claydon Courtyard.

14.10.15. The value (sensitivity) of non-agricultural business and development land as a receptor is **high or very high** and the magnitude of change expected at this operation is **minor** (except for one topic area for one receptor -

Hogshaw Farm and Wildlife Park – which would experience **moderate** adverse visual amenity effects).

14.10.16. Therefore, there is likely to be a **temporary (but long term) slight adverse** residual effect on other (non-agricultural) businesses and development land, which is considered to be **not significant**.

Effects on tourism and the tourist economy

Tourist accommodation

14.10.17. The magnitude of change is influenced by the duration of the likely uptake of accommodation which is **temporary** and **short-term**, and the scale of available accommodation, which is substantially more than the demand, resulting in a **minor** magnitude effect.

14.10.18. The sensitivity of the receptor is influenced by the ability for the market to respond to change. Given the availability of accommodation, even at peak, the accommodation market is demonstrably able to respond to absorb change with minimal adverse effect and potentially a **short-term**, **positive** effect relating to additional expenditure above the baseline.

14.10.19. As such, the sensitivity of the receptor is considered to be **low**. There may be seasonal beneficial effects in economic terms, as a result of the uptake of unoccupied accommodation resulting in additional spend.

14.10.20. Based on this assessment case, the effect of non-local construction workforce on the tourism accommodation market is considered to be **minor** (**beneficial**) at the Local Authority/County scale, which is considered to be **not significant** in EIA terms.

Tourist economy and its components

14.10.21. Tourist sector receptors may experience change to their operating environment (including environmental change and changes to access), during the construction phase. Following the implementation of embedded and additional mitigation, it is reported in **ES Volume 2, Chapters 6, 9, 10, 13** and **15 [EN10158/APP/6.2]** that:

- Effects on the public highway (severance, driver delay, non-motorised user amenity and fear and intimidation) are at most reported as **negligible adverse (not significant)** - as such, effects on the accessibility and journey time to, from and within the area during the relatively short-term construction phase are not considered to be substantial to the extent that they may affect the propensity for people to visit the area or affect their experience within the area when they do.

- Effects related to construction noise and air quality are **minor adverse (not significant)** – as such, environmental amenity is not likely to substantially alter the experience of visitors to the area in terms of their use of tourist facilities, and changes in amenity of PRoW would be limited spatially, transitory and not significant;
- Effects related to landscape and visual amenity are reported as:
    - **moderate adverse (significant)** in terms of visual amenity experienced at Hogshaw Farm and Wildlife Park;
    - **moderate/minor adverse (not significant)** in terms of a varied visual experience of construction activity from the public footpath (PRoW MCL/10/2) and parkland at Viewpoint 5 that reflects the receptor group; and
    - **non-significant effects** (**negligible** or **minor/minor to moderate adverse**) for seven PRoWs (including NCN Route No. 51, PRoW between Three Points Lane and Splash Lane (Three Points Lane Bridleway), and PRoW between Finemere Hill and HS2/Claydon Road, PRoW between Steeple Claydon and Calvert Road, PRoW, lanes and roads between East Claydon Road/Parcel 3 and Granborough/ Hogshaw Road, Three Points Lane and the PRoW extending to HS2, Swan's Way/Outer Aylesbury Ring); and **significant effects** (**moderate or moderate/major adverse**) for six PRoW (including North Buckinghamshire Way/Midshires Way, Bernwood Jubilee Way, PRoW between Calvert Road and HS2, PRoW between Botolph Claydon and Runt's Wood, PRoW to Finemere Hill and PRoW, lanes and roads between East Claydon/East Claydon Road and to within Parcel 3).
- However, effects related to cultural heritage are reported as **slight adverse (not significant)** in terms of construction activity in the setting of important local tourist assets and facilities (Claydon House and Claydon Grade II Registered Park and Garden).

14.10.22. The value (sensitivity) of tourism as a receptor is **medium** and the magnitude of change expected during construction is **minor to moderate/major adverse** (significant adverse effects applying only to visual effects, and only to one single tourist facility (Hogshaw Farm and Wildlife Park), and six PRoW receptors across the area).

14.10.23. The scale and diversity of the wider tourist economy is broad, and while change may be experienced by some receptors, this is limited and managed by embedded and additional mitigation within the **Outline CTMP [EN010158/APP/7.5]**, **Outline LEMP [EN010158/APP/7.6]** and **Outline CEMP [EN010158/APP/7.2]**.

14.10.24. Therefore, there is likely to be a **temporary slight adverse** residual effect on tourism, which is considered to be **not significant**.

Effects on community access/walkers, cyclists and horse riders

14.10.25. Several measures will be in place that would help to minimise disruption to community access across and within the Order Limits during construction, in addition to proposed temporary and permanent diversions.

14.10.26. These include measures within **Section 6** of the **Outline CTMP [EN010158/APP/7.5]** (On-Site Access Management Proposals) to limit disruption to users of PRoW and permissive paths, provide information and correct any damage caused by construction activity, and ensure safety of users.

14.10.27. The value (sensitivity) of affected community access (PRoW and Permissive Paths) and their users (WCH) as a receptor is **medium** and the magnitude of change expected during construction is **minor.**

14.10.28. Overall, there is likely to be a **slight adverse** residual effect on community access (PRoW and Permissive Paths) and their users (WCH), which is considered to be **not significant.**

Effects on private property and housing/land allocations

14.10.29. No existing or proposed/planned residential property would require demolition or become undeliverable as a result of the construction of the Proposed Development, and no property would become uninhabitable as a result of residual significant environmental effects, resulting in a **negligible** sensitivity. The magnitude of change would be **minor**. As a result, the is likely to be a **temporary neutral or slight adverse** effect that is considered to be **not significant**.

Effects on community and recreational facilities, land and assets and their users

14.10.30. Community and recreational facilities, land and assets and their users may experience change to their operating environment (including environmental change and changes to access), during the construction phase.

14.10.31. Following the implementation of embedded and additional mitigation within the **Outline CTMP [EN010158/APP/7.5]**, and **Outline CEMP [EN010158/APP/7.2]**, it is reported in **ES Volume 2, Chapters 6, 10, 13** and **15 [EN10158/APP/6.2]** that:

- Effects on the public highway (severance, driver delay, non-motorised user amenity and fear and intimidation) are at most reported as **negligible adverse (not significant)**; and
- Effects related to construction noise and air quality are **minor adverse (not significant)**.

14.10.32. The value (sensitivity) of community and recreational facilities, land and assets and their users as a receptor is **high** and the magnitude of change expected during construction is **negligible** to **minor.** Therefore, there is likely to be a temporary **slight adverse** residual effect, which is considered to be **not significant**.

Operation (including maintenance)

Operational employment

14.10.33. Net additional operational employment supported by the Proposed Development is estimated at around 18 FTE jobs in Buckinghamshire.

14.10.34. The labour market at this scale is relatively large in scale and is considered a priority sector for employment growth by regional, local and national policy. As such there is considered to be a **minor** magnitude of change on a **medium** value (sensitivity) receptor resulting in a direct, **temporary** (but **long-term**), and **slight beneficial (not significant)** effect.

Operational workforce spending and GVA/supply chain

14.10.35. Net additional operational GVA for the Proposed Development is estimated at £2.5m in Buckinghamshire each year, around 3% of the current scale of the energy economy. The value (sensitivity) of the receptor is therefore considered to be **low**. The magnitude of change in terms of spending, GVA and multiplier effects in the supply chain is considered to be **minor**.

14.10.36. Therefore, there is likely to be an indirect, temporary (but long-term), **neutral, not significant** effect on the contribution to energy sector output in Buckinghamshire.

Effects on the agricultural economy

14.10.37. The agricultural economy in Buckinghamshire is substantial and subject to annual and seasonal variations in employment supported which is far greater than the scale of the indicative loss in employment capacity (and actual known employment).

14.10.38. As such, based on the indicative likely change in employment capacity and agricultural land during the operation (including maintenance) phase, there is likely to be a **minor** magnitude of change on a **medium** value (sensitivity) receptor (the agricultural economy of Buckinghamshire) resulting in a **slight adverse (not significant)** effect which would be temporary.

Effects on agricultural businesses and landholdings

14.10.39. Agricultural business and landholdings will experience permanent change to their operating environment (as a result of the loss of land and changes in access to land currently farmed by tenants and landowners within the Order Limits), during the operation (including maintenance) phase.

14.10.40. It is noted that commercial agreements (including land swap and financial compensation) described at **Paragraphs 14.8.24** to **14.8.27** would be in place. As set out above, in all cases at the point of submission of this application, Heads of Terms have been agreed for land swaps and financial compensation with all tenants and landowners, and in some cases agreements have been finalised.

14.10.41. This addresses the potential for impacts on landholdings in terms of the amount and quality of land (through replacement of at least the same level of provision), and in terms of severance of wider landholdings (where all replacement land is equally accessible from remaining landholdings and agricultural facilities; and for example, through the commitment to allowing for an grazing animal corridor through Field E23 to prevent severance).

14.10.42. As such, the value (sensitivity) of the agricultural land holdings as a receptor is **very high** and the magnitude of change expected at this operation is **minor**. Therefore, there is likely to be a **temporary** or **permanent slight adverse** residual effect on agricultural businesses and landholdings, which is considered to be **not significant**.

Effects on other (non-agricultural) businesses

14.10.43. Other (non-agricultural) business and development land may experience change to their operating environment (including through changes in access to land currently used within the Order Limits, environmental change and changes to access), during the operation (including maintenance) phase.

14.10.44. It is noted that commercial agreements (including land swap and financial compensation) described at **Paragraphs 14.8.24** to **14.8.27** would be in place. As set out above, in all cases at the point of submission of this application, Heads of Terms have been agreed for land swaps and financial compensation with all tenants and landowners, and in some cases agreements have been finalised.

14.10.45. Following the implementation of embedded and additional mitigation, it is reported in **ES Volume 2, Chapters 6, 9, 10, 13** and **15 [EN10158/APP/6.2]** that:

- Effects on the public highway (severance, driver delay, non-motorised user amenity and fear and intimidation) were scoped out of the

assessment as a result of being unlikely to give rise to greater than **negligible** effects;

- Effects related to noise and air quality are **not significant;**
- Effects related to landscape and visual amenity are reported as **moderate adverse (significant)** in terms of visual amenity experienced at Hogshaw Farm and Wildlife Park (new mitigation planting to the eastern edge of Parcel 2, in the form of new tree belts and hedgerows established to 3.5m, would provide some additional screening and filtering of views to the lower levels of the Proposed Development), and for viewpoints that reflect the receptor group for Claydon House.
- However, it is noted that for Claydon House, effects related to cultural heritage drawing on visual effects on setting and amenity are reported as **slight adverse (not significant)** in terms of operation (including maintenance) activity in the setting of Claydon House and Claydon Grade II Registered Park and Garden. As such, it is not considered that such effects would result in changes to footfall or attractiveness of non-agricultural businesses in Claydon Courtyard.

14.10.46. The value (sensitivity) of non-agricultural business and development land as a receptor is **high or very high** and the magnitude of change expected at this operation is generally **slight/negligible** or **minor** (except for moderate effects experienced by two receptors/receptor groups for visual amenity only).

14.10.47. Therefore, there is likely to be a **temporary**, but **long-term slight adverse** residual effect on other (non-agricultural) businesses and development land, which is considered to be **not significant**.

Effects on tourism and the tourist economy

14.10.48. Tourist sector receptors may experience change to their operating environment (including environmental change and changes to access), during the operation (including maintenance) phase. Following the implementation of embedded and additional mitigation, it is reported in **ES Volume 2, Chapters 6, 9, 10, 13** and **15 [EN10158/APP/6.2]** that:

- Effects on the public highway (severance, driver delay, non-motorised user amenity and fear and intimidation) were scoped out of the assessment as a result of being unlikely to give rise to greater than **negligible** effects;
- Effects related to noise are **not significant**; and effects relating to air quality are **not significant** (and limited to medium/low impacts relating to traffic exhausts);
- Effects related to landscape and visual amenity are reported as:

- **moderate adverse (significant)** in terms of visual amenity experienced at Hogshaw Farm and Wildlife Park (new mitigation planting to the eastern edge of Parcel 2, in the form of new tree belts and hedgerows established to 3.5m, would provide some additional screening and filtering of views to the lower levels of the Proposed Development), and for viewpoints that reflect the receptor group for Claydon House ; and
- **non-significant effects** (**negligible** or **minor/minor to moderate adverse**) for eight PRoWs (including North Buckinghamshire Way/Midshires Way, NCN Route No. 51, PRoW between Three Points Lane and Splash Lane (Three Points Lane Bridleway), and PRoW between Finemere Hill and HS2/Claydon Road, PRoW between Steeple Claydon and Calvert Road, PRoW, lanes and roads between East Claydon Road/Parcel 3 and Granborough/Hogshaw Road, Three Points Lane and the PRoW extending to HS2, Swan's Way/Outer Aylesbury Ring); and **significant effects** (**moderate or moderate/major adverse**) for five PRoW (including Bernwood Jubilee Way, PRoW between Calvert Road and HS2, PRoW between Botolph Claydon and Runt's Wood, PRoW to Finemere Hill and PRoW, lanes and roads between East Claydon/East Claydon Road and to within Parcel 3).

- However, effects related to cultural heritage (which draw on visual amenity in terms of effects on setting for cultural heritage) are reported as **slight adverse (not significant)** in terms of operational (including maintenance) activity in the setting of important local tourist assets and facilities (Claydon House and Claydon Grade II Registered Park and Garden).

14.10.49. The value (sensitivity) of tourism as a receptor is **medium** and the magnitude of change expected during the operation (including maintenance) phase is **minor to moderate/major adverse** (significant adverse effects applying only to visual effects, and only to two tourist facilities (Hogshaw Farm and Wildlife Park), and five PRoW receptors across the area).

14.10.50. The scale and diversity of the wider tourist economy is broad, and while change may be experienced by some receptors, this is limited and managed by embedded and additional mitigation within the **Outline LEMP [EN010158/APP/7.6]**.

14.10.51. Therefore, there is likely to be a **temporary** but **long-term, slight adverse** residual effect on tourism, which is considered to be **not significant**.

Effects on community access/walkers, cyclists and horse riders

14.10.52. The value (sensitivity) of affected community access (PRoW and Permissive Paths) and their users (WCH) as a receptor is **medium** and the magnitude of change expected during the operation (including maintenance) phase is **minor** (for diverted PRoW ECL/7/2, SCL/13/1, SCL/12/2, SCL/13/2 and ECL/4/2) resulting in a **slight adverse** effect on these links.

14.10.53. It is noted, however, that in the case of diverted routes combining SCL/12/2 and SCL/13/2, there is a decrease in journey length which would result in a **minor** magnitude, **medium** sensitivity receptor, resulting in a **neutral** or **slight positive** effect for that link.

14.10.54. The creation of new permissive paths would also increase community accessibility and recreational opportunities in an area that is currently inaccessible. The routes would improve community connectivity between the existing public highway and community areas such as East Claydon, Middle Claydon and Botolph Claydon in the east and Calvert in the west.

14.10.55. Overall, therefore on balance there is likely to be a **temporary (but long term)**, **slight beneficial** residual effect on community access (PRoW and Permissive Paths) and their users (WCH), which is considered to be **not significant.**

Effects on private property and housing/land allocations

14.10.56. No existing or proposed/planned residential property would require demolition or become undeliverable as a result of the operation (including maintenance) of the Proposed Development, and no property would become uninhabitable as a result of residual significant environmental effects, resulting in a **negligible** sensitivity. The magnitude of change would be **minor**. As a result, the is likely to be a **temporary neutral or slight adverse** effect that is considered to be **not significant**.

Effects on community and recreational facilities, land and assets and their users

14.10.57. Community and recreational facilities, land and assets and their users may experience change to their operating environment (including environmental change and changes to access), during the operation (including maintenance) phase. Following the implementation of embedded and additional mitigation, it is reported in **ES Volume 2, Chapters 6, 10, 13** and **15 [EN10158/APP/6.2]** that:

- Effects on the public highway (severance, driver delay, non-motorised user amenity and fear and intimidation) were scoped out of the assessment as a result of being unlikely to give rise to greater than **negligible** effects; and

- Effects related to noise are **not significant**; and effects relating to air quality are **not significant** (and limited to medium/low impacts relating to traffic exhausts).

14.10.58. The value (sensitivity) of community and recreational facilities, land and assets and their users as a receptor is **high** and the magnitude of change expected during the operation (including maintenance) phase is **negligible** to **minor**. Therefore, there is likely to be a **temporary** but **long-term slight adverse** residual effect, which is considered to be **not significant.**

Decommissioning

14.10.59. The likely level of effect during decommissioning is expected to be similar to or less than that experienced during construction and therefore the significance of effect during construction is expected to represent the level of effect during decommissioning i.e. all effects considered within this assessment are deemed to be **not significant**.

14.11. Opportunities for enhancement

14.11.1. To help maximise the positive gain for the local economy from the beneficial effect arising from employment generation during the construction and operation (including maintenance) phase, an **Outline Employment, Skills and Supply Chain Plan [EN010158/APP/7.14]** supports the DCO Application.

14.11.2. This details commitments to work with partners and the local and regional construction supply chain to enhance the proportion of activities that can be accessed by local people (both in employment, unemployed and economically inactive or outside of the current labour market) and firms with relevant experience and competencies.

14.11.3. The main objectives of the **Outline Employment, Skills and Supply Chain Plan [EN010158/APP/7.14]** are detailed below:

- Promote opportunities for people who are employed, unemployed and economically active and young people who are Not in Education, Employment or Training (NEET) to access employment and skills development opportunities;
- Create opportunities for businesses to tender for work and join the supply chain of the Proposed Development;
- Clearly define the workforce, skills and supply chain requirements of the Proposed Development and articulate these in a clear and timely way to relevant stakeholders involved at a County- and Regional-level in supporting education, access to employment, skills development and business engagement;

- Harness the motivational potential of the Proposed Development to inspire the next generation of talent, particularly, to confidently invest in a career and future in Buckinghamshire, benefitting all employers;
- Contribute to an evidence base to support the planning and delivery of education and skills curricula and training capable of delivering the workforce and skills needed across the County and wider Region, at the right time, to support the business competitiveness of all energy and construction projects.

14.11.4. Through this enhancement strategy, existing workers and firms may be able to up/re-skill to the benefit of the Proposed Development but also supporting their own career development and strategic policy objectives to improve the skills base in green construction sectors that will aid future cumulative demand for similar skills across the region's renewable energy sector.

14.11.5. Other enhancement measures relating to effects and receptors in this chapter influenced by other assessments across the ES (for example, where cultural heritage enhancements are considered to improve access or appreciation of tourist assets, or where new permissive paths will increase recreational amenity) are considered in respective chapters in the ES.

14.11.6. Opportunities for environmental enhancement in relation to population are detailed further in the **Design Approach Document [EN10158/APP/5.8]** and have not been considered within this assessment.

14.12. Monitoring requirements

14.12.1. Monitoring is required to ensure that the commitments made in the **Outline Employment, Skills and Supply Chain Plan [EN010158/APP/7.14]** are delivered throughout all phases of the Proposed Development.

14.12.2. Monitoring set out within the following documents is required to ensure that the application of mitigation measures, and community feedback and liaison measures, are employed effectively to identify and address the potential for environmental amenity effects on population receptors:

- **Outline CEMP [EN010158/APP/7.2]**;
- **Outline CTMP [EN010158/APP/7.5]**;
- **Outline OEMP [EN010158/APP/7.3]**;
- **Outline LEMP [EN010158/APP/7.6]**;
- **Outline DEMP [EN010158/APP/7.4]**; and
- **Outline RoWAS [EN010158/APP/7.8]**.

14.13. Difficulties and uncertainties

14.13.1. The following difficulties and uncertainties have been encountered in undertaking the population assessment:

- This chapter has used third party data and statistics, some of which are subject to regular update. However, the Applicant considers that the data and statistics used in this assessment present a robust reflection of the existing baseline conditions. Any changes that may have occurred between the time the data and statistics were collected and the submission of the DCO Application are not considered to have adversely affected the Applicant's ability to undertake the assessment, nor indeed its conclusions.
- As with any dataset, baseline data will always change over time. The most recent published data sources have been used in this assessment; however, it should be noted that in some instances this data may be older than the true baseline. This is an unavoidable limitation that is not considered to adversely impact the validity of the assessment undertaken to identify the likely significant socio-economic effects.
- There are no single, standard technical guidance approaches or significance criteria relating to the assessment of socio-economic effects. The assessment has been made against a benchmark of current socio-economic baseline conditions prevailing at, within, or around the appropriate spatial study area for each effect, and draws on a range of relevant guidance and professional judgment.

14.14. Summary

14.14.1. A summary of this assessment is presented in **Table 14.25**. The sensitivity of each area/receptor is identified alongside any relevant embedded mitigation and the likely effects that could arise on those receptors. Any proposed additional mitigation measures are stated and finally, any monitoring requirements are stated where applicable.

14.14.2. There are no significant residual effects during the construction, operation (including maintenance) and/or decommissioning phases.

Table 14.25: Summary of the population assessment

Receptor/matter	Phase	Sensitivity of the receptor	Embedded mitigation	Likely effect (without additional mitigation)	Additional mitigation	Magnitude of change	Residual effect (with additional mitigation)	Monitoring requirement
Employment	Construction and decommissioning	**Low** (CLMA) to **medium** (CLMA Focus Area)	N/A	Net additional employment supported by construction activity in the area	N/A	**Minor** (CLMA and CLMA Focus Area)	**Direct**, **temporary**, and **neutral/slight beneficial (not significant)**	Monitoring is required to ensure that the commitments made in the **Outline Employment, Skills and Supply Chain Plan [EN010158/APP/7.14]** are delivered throughout all phases of the Proposed Development
Workforce spending and GVA/supply chain	Construction and decommissioning	**Low** (CLMA and CLMA	N/A	Net additional spend and GVA supported by	N/A	**Minor** (CLMA and CLMA Focus Area)	**Indirect**, **temporary**, and **neutral/slight**	N/A

Receptor/matter	Phase	Sensitivity of the receptor	Embedded mitigation	Likely effect (without additional mitigation)	Additional mitigation	Magnitude of change	Residual effect (with additional mitigation)	Monitoring requirement
		Focus Area)		construction activity in the area			**beneficial (not significant)**	
Effects on the agricultural economy	Construction and decommissioning	**Medium** (Buckinghamshire)	N/A	Reduction in employment capacity in the agricultural economy	N/A	**Minor** (Buckinghamshire)	**Direct**, **temporary** (in some cases leading to **permanent**) **slight adverse (not significant)**	N/A
Effects on agricultural businesses and landholdings	Construction and decommissioning	**Very high**	Land swap agreement (Heads of Terms) and/or financial compensation	Change to land occupied by agricultural tenants and landowners	N/A	**Minor**	**Direct, temporary** or **permanent slight adverse (not significant)**	N/A
Effects on other non-agricultural	Construction and decommissioning	**High/Very High**	Land swap agreement (Heads of	Change to land occupied by non-	Various as described in **Section 14.9**	**Minor**	**Direct and indirect, temporary** or	N/A

Receptor/matter	Phase	Sensitivity of the receptor	Embedded mitigation	Likely effect (without additional mitigation)	Additional mitigation	Magnitude of change	Residual effect (with additional mitigation)	Monitoring requirement
businesses and development land			Terms) and/or financial compensation; Various as described in **Section 14.7**	agricultural businesses; changes to access and environmental amenity			**permanent slight adverse (not significant)**	
Effects on tourism and the tourist economy (tourist accommodation)	Construction and decommissioning	**Low**	N/A	Use of local tourist accommodation by construction workers	N/A	**Minor**	**Direct temporary slight beneficial (not significant)**	N/A
Effects on tourism and the tourist economy (tourist economy and	Construction and decommissioning	**Medium**	Various as described in **Section 14.7**	Changes to the operating environment and accessibility	Various as described in **Section 14.9**	**Minor**	**Direct temporary slight adverse (not significant)**	N/A

Receptor/matter	Phase	Sensitivity of the receptor	Embedded mitigation	Likely effect (without additional mitigation)	Additional mitigation	Magnitude of change	Residual effect (with additional mitigation)	Monitoring requirement
its components)				of tourist sector assets				
Effects on community access/walkers, cyclists and horse riders	Construction and decommissioning	**Medium**	Permanent PRoW diversions and temporary Permissive Paths described in **Section 14.7**	Changes to the accessibility and connectivity of PRoW and access routes	PRoW management via **oRoWAS** and **CTMP** described in **Section 14.9**	**Minor**	**Direct temporary slight adverse (not significant)**	N/A
Effects on private property and housing/land allocations	Construction and decommissioning	**Negligible**	N/A	Changes in the habitability of existing and planned residential property	Various as described in **Section 14.9**	**Minor**	**Direct temporary neutral or slight adverse (not significant)**	N/A
Effects on community and	Construction and decommissioning	**High**	Various as described in	Changes to the operating environment	Various as described in **Section 14.9**	**Negligible to minor**	**Direct temporary slight adverse**	N/A

Receptor/matter	Phase	Sensitivity of the receptor	Embedded mitigation	Likely effect (without additional mitigation)	Additional mitigation	Magnitude of change	Residual effect (with additional mitigation)	Monitoring requirement
recreational facilities, land and assets and their users			**Section 14.7**	(including environmental change and changes to access) of Community and recreational facilities, land and assets and their users			**(not significant)**	
Employment	Operation (including maintenance)	**Medium** (Buckinghamshire)	N/A	Net additional employment supported by operational activity in the area	N/A	**Minor** (Buckinghamshire)	**Direct**, **temporary (long-term)**, **slight beneficial (not significant)**	Monitoring is required to ensure that the commitments made in the **Outline Employment, Skills and Supply Chain Plan [EN010158/AP**

Receptor/matter	Phase	Sensitivity of the receptor	Embedded mitigation	Likely effect (without additional mitigation)	Additional mitigation	Magnitude of change	Residual effect (with additional mitigation)	Monitoring requirement
								P/7.14] are delivered throughout all phases of the Proposed Development
Workforce spending and GVA/supply chain	Operation (including maintenance)	**Low** (Buckinghamshire)	N/A	Net additional spend and GVA supported by operational activity in the area	N/A	**Minor** (Buckinghamshire)	**Indirect**, **temporary (long-term)**, and **neutral (not significant)**	N/A
Effects on the agricultural economy	Operation (including maintenance)	**Medium** (Buckinghamshire)	N/A	Reduction in employment capacity in the agricultural economy	N/A	**Minor** (Buckinghamshire)	**Direct**, **permanent slight adverse (not significant)**	N/A
Effects on agricultural businesses	Operation (including maintenance)	**Very high**	Land swap agreement (Heads of	Change to land occupied by	N/A	**Minor**	**Direct, temporary** or **permanent**	N/A

Receptor/matter	Phase	Sensitivity of the receptor	Embedded mitigation	Likely effect (without additional mitigation)	Additional mitigation	Magnitude of change	Residual effect (with additional mitigation)	Monitoring requirement
and landholdings			Terms) and/or financial compensation	agricultural tenants and landowners			**slight adverse (not significant)**	
Effects on other non-agricultural businesses and development land	Operation (including maintenance)	**High/Very High**	Land swap agreement (Heads of Terms) and/or financial compensation; Various as described in **Section 14.7**	Change to land occupied by non-agricultural businesses; changes to access and environmental amenity	Various as described in **Section 14.9**	**Minor**	**Direct and indirect, temporary** but **long-term slight adverse (not significant)**	N/A
Effects on tourism and the tourist economy (tourist	Operation (including maintenance)	**Medium**	Various as described in **Section 14.7**	Changes to the operating environment and accessibility	Various as described in **Section 14.9**	**Minor**	**Direct temporary slight adverse (not significant)**	N/A

Receptor/matter	Phase	Sensitivity of the receptor	Embedded mitigation	Likely effect (without additional mitigation)	Additional mitigation	Magnitude of change	Residual effect (with additional mitigation)	Monitoring requirement
economy and its components)				of tourist sector assets				
Effects on community access/ walkers, cyclists and horse riders	Operation (including maintenance)	**Medium**	Permanent PRoW diversions and Permissive Paths described in **Section 14.7**	Changes to the accessibility and connectivity of PRoW and access routes	PRoW management via **oRoWAS** described in **Section 14.9**	**Minor**	**Direct temporary (long term) slight beneficial (not significant)**	N/A
Effects on private property and housing/land allocations	Operation (including maintenance)	**Negligible**	N/A	Changes in the habitability of existing and planned residential property	Various as described in **Section 14.9**	**Minor**	**Direct temporary neutral or slight adverse (not significant)**	N/A
Effects on community and	Operation (including maintenance)	**High**	Various as described in	Changes to the operating environment	Various as described in **Section 14.9**	**Negligible to minor**	**Direct temporary (long-term)**	N/A

Receptor/matter	Phase	Sensitivity of the receptor	Embedded mitigation	Likely effect (without additional mitigation)	Additional mitigation	Magnitude of change	Residual effect (with additional mitigation)	Monitoring requirement
recreational facilities, land and assets and their users			**Section 14.7**	(including environmental change and changes to access) of Community and recreational facilities, land and assets and their users			**slight adverse (not significant)**	

Key:
+ = positive or - = negative; D = direct or I = indirect; S T = short-term, MT = medium-term or LT = long-term; P = permanent or T = temporary

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Application Document Ref: EN010158/APP/6.2.2
Planning Inspectorate Scheme Ref: EN010158