

Rosefield Solar Farm

Environmental Statement

Volume 4

Appendix 14.2: Effects on Individual Agricultural
and Non-Agricultural Business Receptors

EN010158/APP/6.4
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Rosefield Energyfarm Limited

APFP Regulation 5(2)(a)
Planning Act 2008
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(Applications: Prescribed Forms
and Procedure) Regulations 2009



Effects on Individual Agricultural and Non-Agricultural Business Receptors

Introduction

- 14.1.1. This appendix has been produced by the Applicant in response to Action Point 24 arising from Issue Specific Hearing 3 to “*Submit an appendix to Chapter 14 clarifying how effects on individual receptors under the assessment areas of effects on agricultural businesses and non-agricultural businesses have been considered in the Population assessment*”.
- 14.1.2. This appendix provides an overview of the application of significance criteria set out and explained in the context of the legislative, policy and guidance environment in **ES Volume 2, Chapter 14: Population** [EN010158/APP/6.2.4] [REP4-039], per affected receptor considered within that assessment.
- 14.1.3. Key cross-references for that assessment include:
- Paragraph **14.2.35** – which identifies the **guidance** used for the assessment of effects on agricultural and non-agricultural businesses;
 - Paragraphs **14.5.48** to **14.5.53** – which set out **baseline** details of individual agricultural businesses and landholdings within the Order Limits referred to within this appendix;
 - Paragraphs **14.5.55** to **14.5.59** – which set out **baseline** details of the non-agricultural businesses within the Community Study Area (supported by **ES Volume 3, Figure 14.6: Businesses within the community study area** [EN010158/APP/6.3] [APP-073] and **ES Volume 4, Appendix 14.1: Businesses within the Community Study Area** [EN010158/APP/6.4] [APP-130];
 - Paragraphs **14.6.36** to **14.6.42** – which set out the approach to the assessment of effects on agricultural and non-agricultural businesses and landholdings;
 - Table **14.21** – which draws on guidance referred to in paragraph **14.2.35** to describe the sensitivity criteria applied to the receptors identified in paragraphs **14.5.48** to **14.5.53** and **paragraphs 14.5.55** to **14.5.59**;
 - Table **14.22** – which draws on guidance referred to in paragraph **14.2.35** to describe the magnitude of change criteria applied to the receptors identified in paragraphs **14.5.48** to **14.5.53** and paragraphs **14.5.55** to **14.5.59**;

- Table **14.24** – which sets out the embedded mitigation measures relevant to the assessment of effects on specific receptors for agricultural and non-agricultural businesses; and
- Paragraphs **14.9.1** to **14.9.3** – which identify the additional mitigation considered within the assessment of effects of residual significance on agricultural and non-agricultural receptors.

Effects on Agricultural Businesses and Landholdings

Identification of Receptors for Assessment

- 14.1.4. 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.
- 14.1.5. Paragraph **14.2.35** in **ES Volume 2, Chapter 14: Population [EN010158/APP/6.2.4] [REP4-039]** draws on the Design Manual for Roads and Bridges (DMRB) 'LA 112 Population and Human Health' which gives some direction and context for assessing the impacts of a development on agricultural businesses and landholdings.
- 14.1.6. That guidance requires the identification of the type, location and number of agricultural holdings at risk of demolition or from which land will be required/access affected by a project and the frequency of use of the agricultural holdings/assets within the study area.
- 14.1.7. Paragraphs **14.5.48** to **14.5.54** of **ES Volume 2, Chapter 14: Population [EN010158/APP/6.2.4] [REP4-039]** identify the individual commercial interests (i.e. receptors) affected by the Order Limits in terms of land-take. This sets out the fields, the area of the fields and a high-level overview of the type of agricultural activity undertaken in each interest within the Order Limits. It should be noted that information presented publicly has been deliberately limited due to confidentiality.
- 14.1.8. It is noted that some interests include land beyond the Order Limits in addition to the land identified in these paragraphs – this information was not publicly available but has been gathered through targeted engagement with the affected parties, and so has not been included within the assessment.
- 14.1.9. While it is recognised that there are many other agricultural interests within the local and wider agricultural economy, these are not scoped into the assessment as there is no identified likely significant effect on them in terms of severance and access (as reported in **ES Volume 2, Chapter 15: Transport and Access [EN010158/APP/6.2] [APP-058]**) or land-take (as no land in their interest falls within the Order Limits).

- 14.1.10. 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.
- 14.1.11. Seven individual agricultural businesses / landholdings are therefore scoped into the assessment as receptors, as follows:
- **The Claydon Estate** – Landowner with 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.
 - **Tenant / Occupier A** - This tenant 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. This land is also used by one non-agricultural business - TCS Biosciences. Tenant / Occupier A also owns and occupies Fields SA52 and SA53, comprising 12.4ha of farmed land.
 - **Tenant / Occupier B** - This tenant 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)).
 - **Tenant / Occupier C** - This tenant 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.
 - **Landowner A** – Landowner occupying Fields SA55 and SA56, comprising 2.12ha of farmed land.
 - **Landowner B** - Landowner occupying Field SA57 comprising 13.3ha of farmed land.

Assessment of Significance (by Receptor)

The Claydon Estate

Sensitivity of the Receptor

- 14.1.12. The receptor is an agricultural business or landholding that is wholly reliant on the spatial relationship of land to key agricultural infrastructure; and access between land and key agricultural infrastructure is required on a frequent basis (daily) – as such, the receptor is considered to be of **very high** sensitivity in application of guidance used for this assessment.

Embedded and Additional Mitigation and / or Compensation

- 14.1.13. 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).
- 14.1.14. The Claydon Estate is entering into a voluntary agreement with the Applicant for the development of land in its landholding for use as a solar farm (through the Proposed Development), and therefore would benefit from the income generated from the Proposed Development as a form of farm diversification.
- 14.1.15. No additional mitigation has been provided in the context of this effect.

Description and Magnitude of Change

- 14.1.16. Magnitude of change is determined by considering the change experienced from the baseline conditions, subject to the consideration of embedded mitigation.
- 14.1.17. The Claydon Estate would lose 174.4ha of land currently in agricultural use – however noting that this land would be subject to farm diversification and would be voluntarily used for these purposes, the change to the operation of the agricultural business / landholding is considered to be **minor**, given that there would be:
- 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 property, businesses, community assets or agricultural holdings; and/or
 - introduction (adverse) of severance with adequate accessibility provision.

Residual Significance Assessment

- 14.1.18. The receptor is of **very high** sensitivity, and would experience a **minor** magnitude of change resulting in a **slight adverse** effect that would be **direct, temporary** (though long-term) and **not significant**.

Tenant / Occupier A

Sensitivity of the Receptor

- 14.1.19. The receptor is an agricultural business or landholding that is wholly reliant on the spatial relationship of land to key agricultural infrastructure; and access between land and key agricultural infrastructure is required on a frequent basis (daily) – as such, the receptor is considered to be of **very high** sensitivity in application of guidance used for this assessment.

Embedded and Additional Mitigation and / or Compensation

- 14.1.20. The Claydon Estate has negotiated with Tenant/Occupier A 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, such that effects on viability on agricultural uses within the tenanted element of the landholding would not be adversely affected.
- 14.1.21. The Applicant has negotiated with Tenant/Occupier A (with respect to the land this party owns within the Order Limits) to negotiate financial compensation for the use of land in Tenant/Occupier A's ownership during construction (and operation) of the Proposed Development such that effects on viability for this element of the land would not be adversely affected.
- 14.1.22. 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 Tenant/Occupier A (including non-agricultural businesses within this landholding), based on this organisation's feedback the Applicant has:
- Removed an option consulted on previously for Rosefield Substation to be included on Field E23 (which will now be a field of Solar PV modules), thereby reducing perceived operational noise effects;
 - Removed a construction compound from Field E23 (to be relocated in Field E22); and

- Confirmed in the **Design Approach Document [EN010158/APP/5.8.3] [CR1-014]** that at the detailed design stage, the Solar PV module arrangement for Field E23 will be designed to incorporate movement corridors for sheep and/or horses to cross the field to access their other adjacent grazing fields – set out within the **Design Commitments [EN010158/APP/5.9.7]**.

14.1.23. While it is not considered that additional mitigation is required (as the effect on the receptor is not significant), measures have been secured to ensure that there is appropriate management of the environment around and within, and accessibility to, this agricultural business, through measures set out within the:

- **Outline Construction Traffic Management Plan [EN010158/APP/7.5.5];**
- **Outline Construction Environmental Management Plan [EN010158/APP/7.2.6];**
- **Outline Operational Environmental Management Plan [EN010158/APP/7.3.6]; and**
- **Outline Decommissioning Environmental Management Plan [EN010158/APP/7.4.6].**

Description and Magnitude of Change

14.1.24. Magnitude of change is determined by considering the change experienced from the baseline conditions, subject to the consideration of embedded mitigation.

14.1.25. Tenant/Occupier A would lose the use of approximately 54.98ha of land currently in agricultural use. The provision of replacement land of equal or better quality, size and accessibility would limit the magnitude of change for the viability of agricultural uses to be continued within the landholding.

14.1.26. In that context, the change to the operation of the agricultural business / landholding is considered to be **minor**, given that there would be:

- 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 property, businesses, community assets or agricultural holdings; and/or
- introduction (adverse) of severance with adequate accessibility provision.

- 14.1.27. It is noted that Tenant/Occupier A has a long-term non-agricultural use within its landholding / tenanted area (TCS Biosciences Ltd) and effects on this non-agricultural business have been considered later in this appendix.

Residual Significance Assessment

- 14.1.28. The receptor is of **very high** sensitivity, and would experience a **minor** magnitude of change resulting in a **slight adverse** effect that would be **direct, temporary** (though long-term) and **not significant**.

Tenant / Occupier B

Sensitivity of the Receptor

- 14.1.29. The receptor is an agricultural business or landholding that is wholly reliant on the spatial relationship of land to key agricultural infrastructure; and access between land and key agricultural infrastructure is required on a frequent basis (daily) – as such, the receptor is considered to be of **very high** sensitivity in application of guidance used for this assessment.

Embedded and Additional Mitigation and / or Compensation

- 14.1.30. The Claydon Estate/Applicant has reached an agreement with Tenant/Occupier B to compensate for the use of the tenanted land.
- 14.1.31. No additional mitigation has been provided in the context of this effect.

Description and Magnitude of Change

- 14.1.32. Magnitude of change is determined by considering the change experienced from the baseline conditions, subject to the consideration of embedded mitigation and compensation agreements reached.
- 14.1.33. Tenant/Occupier B would lose the use of approximately 119.2ha of land currently in agricultural use. Noting that this land will be acquired voluntarily through an agreement, the change to the operation of the agricultural business / landholding is considered to be **minor**.

Residual Significance Assessment

- 14.1.34. The receptor is of **very high** sensitivity, and would experience a **minor** magnitude of change resulting in a **slight adverse** effect that would be **direct, temporary** (though long-term) and **not significant**.

Tenant / Occupier C

Sensitivity of the Receptor

- 14.1.35. The receptor is an agricultural business or landholding that is wholly reliant on the spatial relationship of land to key agricultural infrastructure; and access between land and key agricultural infrastructure is required on a frequent basis (daily) – as such, the receptor is considered to be of **very high** sensitivity in application of guidance used for this assessment.

Embedded and Additional Mitigation and / or Compensation

- 14.1.36. The Claydon Estate has negotiated with Tenant/Occupier 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, such that effects on viability on agricultural uses within the landholding would not be adversely affected.
- 14.1.37. Amendments have been made to the design of the Proposed Development throughout the pre-application period, and subsequently, through engagement with Tenant/Occupier C to ensure that significant effects on the accessibility within and ability to use existing resources of the landholding are managed so as not to affect the viability of the agricultural business – including:
- The Applicant has included an indicative track across plots 3/11, 3/13, 3/14, 3/15, 3/16, 3/18, 4/1 and 4/2 which can be utilised by Tenant/Occupier C for farm access purposes to assist with their movements around the farm holding. The final choice of corridor is referenced at paragraphs **5.5.28** and **5.5.29** of the **Design Approach Document [EN010158/APP/5.8.3] [CR1-014]**.
 - During Design Stages 1 and 2, a southern cable route and construction access track option located south of Home Wood was considered. However, among the factors taken into consideration when adopting the northern option at Design Stage 3 was the ability to keep construction traffic further from Knowlhill Farm thereby limiting traffic disruption to Tenant/Occupier C .
 - In order to avoid access to Parcel 1A which would pass through land which will continue to be farmed by Tenant/Occupier C, a new access route around Romer Wood (plot 2/7) was included at Design Stage 3, which follows the existing HS2 access route. This removes the need to pass via Knowlhill Farm via plots 2/3 and 2/4 unless necessary for reasons beyond the Applicant's control e.g. the access route through plot 2/7 is obstructed by HS2 works. This is included at paragraph **5.5.31** of the **Design Approach Document [EN010158/APP/5.8.3] [CR1-014]**.

- The agricultural well within Field B17 will remain in situ and access for the tenants will be retained on its current alignment as secured by design commitment G3 in the **Design Commitments [EN010158/APP/5.9.7]**.

14.1.38. While it is not considered that additional mitigation is required (as the effect on the receptor is not significant), measures have been secured to ensure that there is appropriate management of the environment around and within, and accessibility to, this agricultural business, through measures set out within the:

- **Outline Construction Traffic Management Plan [EN010158/APP/7.5.5];**
- **Outline Construction Environmental Management Plan [EN010158/APP/7.2.6];**
- **Outline Operational Environmental Management Plan [EN010158/APP/7.3.6];and**
- **Outline Decommissioning Environmental Management Plan [EN010158/APP/7.4.6].**

Description and Magnitude of Change

14.1.39. Magnitude of change is determined by considering the change experienced from the baseline conditions, subject to the consideration of embedded mitigation and compensation agreements reached.

14.1.40. Tenant/Occupier C would lose the use of approximately 106.33ha of land currently in agricultural use. The provision of replacement land of equal or better quality, size and accessibility, and the commitments to amend and control the design set out above would limit the magnitude of change for the viability of agricultural uses to be continued within the landholding.

14.1.41. In that context, the change to the operation of the agricultural business / landholding is considered to be **minor**, given that there would be:

- 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 property, businesses, community assets or agricultural holdings; and/or
- introduction (adverse) of severance with adequate accessibility provision.

Residual Significance Assessment

- 14.1.42. The receptor is of **very high** sensitivity, and would experience a **minor** magnitude of change resulting in a **slight adverse** effect that would be **direct, temporary** (though long-term) and **not significant**.

Landowner A

Sensitivity of the Receptor

- 14.1.43. The receptor is an agricultural business or landholding that is wholly reliant on the spatial relationship of land to key agricultural infrastructure; and access between land and key agricultural infrastructure is required on a frequent basis (daily) – as such, the receptor is considered to be of **very high** sensitivity in application of guidance used for this assessment.

Embedded and Additional Mitigation and / or Compensation

- 14.1.44. The Applicant has negotiated with Landowner A to negotiate financial compensation for the use of this land during construction, operation (including maintenance) and decommissioning phase of the Proposed Development such that effects on viability would not be adversely affected.
- 14.1.45. No additional mitigation has been provided in the context of this effect.

Description and Magnitude of Change

- 14.1.46. Magnitude of change is determined by considering the change experienced from the baseline conditions, subject to the consideration of embedded mitigation and compensation agreements reached.
- 14.1.47. Landowner A would lose approximately 2.12ha of land currently in agricultural use. Noting that this land will be acquired voluntarily through an agreement, the change to the operation of the agricultural business / landholding is considered to be **minor**.

Residual Significance Assessment

- 14.1.48. The receptor is of **very high** sensitivity, and would experience a **minor** magnitude of change resulting in a **slight adverse** effect that would be **direct, permanent** and **not significant**.

Landowner B

Sensitivity of the Receptor

- 14.1.49. The receptor is an agricultural business or landholding that is wholly reliant on the spatial relationship of land to key agricultural infrastructure; and access between land and key agricultural infrastructure is required on a

frequent basis (daily) – as such, the receptor is considered to be of **very high** sensitivity in application of guidance used for this assessment.

Embedded and Additional Mitigation and / or Compensation

14.1.50. The Applicant has negotiated with Landowner B to negotiate financial compensation for the use of this land during construction (and operation) of the Proposed Development such that effects on viability would not be adversely affected.

14.1.51. No additional mitigation has been provided in the context of this effect.

Description and Magnitude of Change

14.1.52. Magnitude of change is determined by considering the change experienced from the baseline conditions, subject to the consideration of embedded mitigation and compensation agreements reached.

14.1.53. Landowner B would lose approximately 13.3ha of land currently in agricultural use. Noting that this land will be acquired voluntarily through an agreement, the change to the operation of the agricultural business / landholding is considered to be **minor**.

Residual Significance Assessment

14.1.54. The receptor is of **very high** sensitivity, and would experience a **minor** magnitude of change resulting in a **slight adverse** effect that would be **direct, permanent** and **not significant**.

Effects on Non-Agricultural Businesses

Identification of Receptors for Assessment

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

- The loss or change in 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
- Significant changes to the environment or accessibility within the local area affecting business viability or changes in operating practices.

14.1.56. Receptors have been scoped into the assessment where they are either subject to significant environmental effects reported within the ES, and/or are subject to land use or accessibility change.

14.1.57. Paragraph 14.5.56 of **ES Volume 2, Chapter 14: Population** [EN010158/APP/6.2.4] [\[REP4-039\]](#) sets out the number and details of the

type of businesses that are located within the Order Limits (only one business – **TCS Biosciences Ltd**) and within 500m¹ of the Order Limits (16 businesses).

- 14.1.58. **ES Volume 3, Figure 14.6a-b: Businesses within the community study area [EN010158/APP/6.3] [APP-073]**, and the corresponding table in **ES Volume 4, Appendix 14.1: List of commercial operations/businesses within the community study area [EN010158/APP/6.4] [APP-130]** identifies those businesses within 500m of the Order Limits, which would not experience change in land use, but have the potential to be affected by environmental changes or access changes as a result of the Proposed Development.
- 14.1.59. Of the non-agricultural businesses identified outside of the Order Limits, based on a review of the reported likely significant effects in other environmental topics within the ES (transport and access, LVIA, cultural heritage, noise and vibration and air quality) no receptors are likely to be affected by significant noise, air quality or traffic and transport effects, but that there would be potentially significant effects relating to landscape and visual amenity and cultural heritage which applies to two receptors – **Hogshaw Farm and Wildlife Park** and **Claydon House**. Both have therefore been assessed individually.

Assessment of Significance (by Receptor)

TCS Biosciences Limited

Sensitivity of the Receptor

- 14.1.60. The sensitivity of non-agricultural receptors is identified based on how changes to environment or access may affect viability or operating practices, in consideration of their capacity to absorb or respond to change.
- 14.1.61. TCS Biosciences Ltd is known to undertake sensitive activities, reliant on a consistent and stable environment and the ability to maintain good access for people, horses and sheep to and within the landholding. It is a bio secure operation with stringent requirements under a Home Office Licence, and provides important diagnostic materials in the form of blood agar to suppliers including the National Health Service.

¹ 500m has been used as a screening criteria to identify the likely significant environmental effects on receptors, and is advised by guidance (LA 112) – though for environmental effects that may extend beyond this (e.g. LVIA) a wider assessment has been considered, based on the findings of relevant chapters in the ES.

- 14.1.62. Given these factors, it is acknowledged that this non-agricultural business / receptor is a **very high** sensitivity receptor, given that it is very sensitive to changes to environment or access such that significant effects may affect viability.

Embedded and Additional Mitigation and / or Compensation

- 14.1.63. The Applicant has taken into account considerations of the continued operation of TCS Biosciences Ltd, in terms of land use, access, and management of environmental effects (relating to animal welfare and biosecurity) both in the iterative development and design of the Proposed Development, and in the approach to adaptive, flexible and best-practice mitigation.
- 14.1.64. The Claydon Estate has negotiated with Tenant/Occupier A (the tenant / occupier within which landholding TCS Biosciences Ltd operates) 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, such that effects on viability on TCS Biosciences Ltd within this landholding would not be adversely affected.
- 14.1.65. In design terms, the replacement land agreed with Tenant/Occupier A is contiguous with Tenant/Occupier A's existing holding to help support animal movement to be maintained in a secure environment.
- 14.1.66. The Applicant has also 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 Ltd, based on this organisation's feedback the Applicant has:
- Removed an option consulted on previously for a substation to be included on Field E23 (which will now be a field of Solar PV modules), thereby reducing perceived operational noise effects;
 - Removed a construction compound from Field E23 (to be relocated in Field E22);
 - Made provision for temporary grazing land to be available for the use of TCS Biosciences Ltd during the construction activity taking place on Field E23; and
 - Confirmed in the **Design Approach Document [EN010158/APP/5.8.3] [CR1-014]** that at the detailed design stage, the Solar PV module arrangement for Field E23 will be designed to incorporate movement corridors for sheep and/or horses to cross the field to access their other

adjacent grazing fields - set out within the **Design Commitments [EN010158/APP/5.9.7]**.

- 14.1.67. The **Outline CEMP [EN010158/APP/7.2.6]** **Outline OEMP [EN010158/APP/7.3.6]**, and **Outline DEMP [EN010158/APP/7.4.6]** now include management measures specifically in response to concerns raised about biosecurity and the impacts on the businesses.
- 14.1.68. Detailed biosecurity measures for the detailed Construction Environmental Management Plan and Operational Environmental Management Plan will be developed in consultation with affected businesses based on best practice. Specific measures are referred to such as wheel-washing, designated areas of materials and waste storage and site waste management, and PPE.
- 14.1.69. In addition, the Applicant has committed to:
- Construction phasing and engagement with TCS Biosciences Ltd to manage and co-ordinate activities and locations of construction activity;
 - Provision of at least 6 months' advance notification of any construction activities in proximity to areas occupied by TCS Biosciences Ltd;
 - Temporary grazing land in Parcel 2;
 - Access track arrangements;
 - Site access procedures; and
 - Enforcement and Communication measures.
- 14.1.70. The Applicant has also produced an **Outline Biosecurity Management Plan [EN010158/APP/8.39]** which sets out the Applicant's general proposed approach to biosecurity, including the measures outlined above, informed by details provided by TCS Biosciences Ltd.

Description and Magnitude of Change

- 14.1.71. The magnitude of change for non-agricultural receptors as a result of the Proposed Development is determined by the extent to which there is loss, damage or change to attributes, quality or key characteristics or vulnerability².
- 14.1.72. This is considered in the context of embedded and additional mitigation, including the provision of land swaps with equal or better provision of land

² A Moderate/Major change would mean loss or severe damage e.g. direct total or partial acquisition and demolition compromising viability; a Minor change would be a discernible change in attributes, minor loss of or alteration to key characteristics – e.g. amendment to access or acquisition of land resulting in changes to operating conditions that do not compromise overall viability.

in terms of quality and access, and additional mitigation has been developed through engagement with affected parties and in-line with standards and guidance for the management of (e.g. air quality, noise, traffic/access).

- 14.1.73. Following the application of mitigation set out above, there would remain discernible change in attributes and a minor loss of some key characteristics of TCS Biosciences Ltd, including amendment to access or acquisition of land (which, where acquired, would be replaced) resulting in changes to operating conditions but that do not compromise overall viability, resulting in a **minor** magnitude of change.

Residual Significance Assessment

- 14.1.74. Effects on TCS Biosciences Ltd are mitigated through the provision of land swaps with equal or better provision of land in terms of quality and access, and additional mitigation has been developed through engagement with affected parties and in-line with standards and guidance for the management of (e.g. air quality, noise, traffic/access) adverse effects – and is designed to be flexible and responsive.
- 14.1.75. The assessment concludes that although the business is of **very high** sensitivity, the magnitude of change would be **minor** resulting in a **minor adverse, direct** and **temporary** (though long-term) effect that would not be significant.

Hogshaw Farm and Wildlife Park

Sensitivity of the Receptor

- 14.1.76. The sensitivity of non-agricultural receptors is identified based on how changes to environment or access may affect viability or operating practices, in consideration of their capacity to absorb or respond to change.
- 14.1.77. 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.
- 14.1.78. As the nature of its operation is partly reliant on the quality of the natural environment, and the accessibility for visitors, Hogshaw Farm and Wildlife Park is considered a **high** sensitivity receptor in accordance with sensitivity criteria, recognising that it is likely to be sensitive to changes to environment or access such that significant effects may affect operating practices, with limited capacity to absorb or respond to change.

Embedded and Additional Mitigation and / or Compensation

- 14.1.79. During the pre-application period, consultation feedback has been considered, resulting in design changes and embedded mitigation being proposed to seek to limit adverse effects.
- 14.1.80. In terms of visual amenity experienced at Hogshaw Farm and Wildlife Park, 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. Embedded mitigation also includes a 15m-width belt of structural native woodland (early) planting along the southern boundary of Fields D8, D9, D19 and D26. This mitigation is secured by the **Outline LEMP [EN010158/APP/7.6.5]**.
- 14.1.81. The mitigation provided in the **Outline CTMP [EN010158/APP/7.5.5]** addresses any significant effects predicted along the construction access route. This includes a commitment that proposed road works to Snake Lane/Fiddlers Field would be undertaken outwith the summer school holiday period, so as not to adversely affect access to Hogshaw Farm and Wildlife Park.
- 14.1.82. Measures set out within the following management plans ensure that the Proposed Development would not have a significant environmental effect on Hogshaw Farm and Wildlife Park:
- **Outline Construction Traffic Management Plan [EN010158/APP/7.5.5];**
 - **Outline Construction Environmental Management Plan [EN010158/APP/7.2.6];**
 - **Outline Operational Environmental Management Plan [EN010158/APP/7.3.6]; and**
 - **Outline Decommissioning Environmental Management Plan [EN010158/APP/7.4.6].**

Description and Magnitude of Change

- 14.1.83. The magnitude of change for non-agricultural receptors as a result of the Proposed Development is determined by the extent to which there is loss, damage or change to attributes, quality or key characteristics or vulnerability³.

³ A Moderate/Major change would mean loss or severe damage e.g. direct total or partial acquisition and demolition compromising viability; a Minor change would be a discernible change in attributes,

- 14.1.84. The magnitude of change for non-agricultural businesses not affected by land use change is informed by the potential for significant effects from environmental aspects including air quality, noise, landscape and visual effects, transport and access effects and cultural heritage (where applicable), that may have an effect on viability or operating models of businesses.
- 14.1.85. As set out in **ES Volume 2, Chapter 14: Population** [EN010158/APP/6.2.4] [REP4-039], Hogshaw Farm and Wildlife Park would not experience residual significant effects across any aspect, except for effects related to landscape and visual amenity, which are reported as moderate adverse (significant).
- 14.1.86. Mitigation has been applied to reduce the significance of potential effects as far as reasonably practicable, and it is not considered that this would affect the commercial viability of Hogshaw Farm and Wildlife Park given its diverse attraction and business model.
- 14.1.87. As such, it is considered that a discernible change in attributes, quality or vulnerability may be seen at the receptor; with a minor loss of, or alteration to, one (maybe more) key characteristic, features or elements (limited to part of the visual environment), resulting in changes to operating conditions that do not compromise overall viability – this is therefore considered to be a **minor** magnitude of change.

Residual Significance Assessment

- 14.1.88. The assessment concludes that although the business is of **high** sensitivity, the magnitude of change would be **minor** resulting in a **minor adverse, direct and temporary** (though long-term) effect that would not be significant.

minor loss of or alteration to key characteristics – e.g. amendment to access or acquisition of land resulting in changes to operating conditions that do not compromise overall viability.

Claydon House

Sensitivity of the Receptor

- 14.1.89. The sensitivity of non-agricultural receptors is identified based on how changes to environment or access may affect viability or operating practices, in consideration of their capacity to absorb or respond to change.
- 14.1.90. 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.
- 14.1.91. As the nature of its operation is partly reliant on the quality of the natural and historic environment, and the accessibility for visitors, Claydon House is considered a **high** sensitivity receptor in accordance with sensitivity criteria, recognising that it is likely to be sensitive to changes to environment or access such that significant effects may affect operating practices, with limited capacity to absorb or respond to change.

Embedded and Additional Mitigation and / or Compensation

- 14.1.92. Engagement has been undertaken with the National Trust, as set out in Table 10.1 within **ES Volume 2, Chapter 10: Landscape and Visual [EN010158/APP/6.2.4]** with amendments to the approach to design and siting of infrastructure resulting, e.g.:
- A more designed approach has been applied to planting within Parcel 1 visible from Claydon House RPG.
 - The Satellite Collector Compound siting zone has been refined to minimise visibility from Claydon House and its cladding will reference local vernacular.
 - In response to stakeholder feedback from Phase Two Consultation, areas of proposed Solar PV modules have been removed from Fields B9 and B11, the siting zone for the Collector Compound in Field B23 has been reduced, and reinforcement of the existing tree belt and hedgerow along Three Points Lane has been included to reduce visibility of the Proposed Development from Claydon House.
 - 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.
 - Interpretation boards for Claydon House and Claydon Registered Park and Garden on the proposed permissive path to Knowl Hill to better

reveal the significance of the assets and improve appreciation and understanding of it.

14.1.93. Measures set out within the following management plans ensure that the Proposed Development would not have a significant environmental effect on Claydon House:

- **Outline Construction Traffic Management Plan [EN010158/APP/7.5.5];**
- **Outline Construction Environmental Management Plan [EN010158/APP/7.2.6];**
- **Outline Decommissioning Environmental Management Plan [EN010158/APP/7.4.6]; and**
- **Outline Operational Environmental Management Plan [EN010158/APP/7.3.6].**

Description and Magnitude of Change

14.1.94. The magnitude of change for non-agricultural receptors as a result of the Proposed Development is determined by the extent to which there is loss, damage or change to attributes, quality or key characteristics or vulnerability⁴.

14.1.95. The magnitude of change for non-agricultural businesses not affected by land use change is informed by the potential for significant effects from environmental aspects including air quality, noise, landscape and visual effects, transport and access effects and cultural heritage (where applicable), that may have an effect on viability or operating models of businesses.

14.1.96. As set out in **ES Volume 2, Chapter 14: Population [EN010158/APP/6.2.4] [REP4-039]**, Claydon House would not experience residual significant effects across any aspect, except for effects related to landscape and visual amenity, which are reported as moderate adverse (significant).

14.1.97. In this context, it is noted that despite these landscape and visual changes, effects related to cultural heritage drawing on visual effects on setting and amenity are reported as only slight adverse (not significant) in

⁴ A Moderate/Major change would mean loss or severe damage e.g. direct total or partial acquisition and demolition compromising viability; a Minor change would be a discernible change in attributes, minor loss of or alteration to key characteristics – e.g. amendment to access or acquisition of land resulting in changes to operating conditions that do not compromise overall viability.

terms of operation (including maintenance) activity in the setting of Claydon House and Claydon Grade II Registered Park and Garden.

- 14.1.98. Mitigation and enhancement has been applied to reduce the significance of potential effects as far as reasonably practicable, and it is not considered that this would affect the commercial viability of Claydon House given its diverse attraction and business model.
- 14.1.99. As such, it is considered that a discernible change in attributes, quality or vulnerability may be seen at the receptor; with a minor loss of, or alteration to, one (maybe more) key characteristic, features or elements (limited to part of the visual environment), resulting in changes to operating conditions that do not compromise overall viability – this is therefore considered to be a **minor** magnitude of change.

Residual Significance Assessment

- 14.1.100. The assessment concludes that although the business is of **high** sensitivity, the magnitude of change would be **minor** resulting in a **minor adverse, direct** and **temporary** (though long-term) effect that would not be significant.



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