



One Earth Solar Farm

Volume 6.0 Environmental Statement [EN010159]

Volume 3: Technical Appendices Supporting ES Volume 2

Socio-Economics: Appendix 17.1 to 17.2

February 2025

Document Reference: EN010159/APP/6.21

Revision 01

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

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Appendix 17.1 Summary of Legislation, Policy and Technical Guidance

A.1.1 National Planning Policy

Overarching National Policy Statement for Energy (EN-1) (2023)

- A.1.1.1. This provides overarching government policy on energy NSIPs, and the way in which any impacts and mitigation measures will be considered. Part 5, section 5.13 of this policy statement specifically relates to socio-economics.
- A.1.1.2. Paragraph 5.13.4 states that *“The applicant’s assessment should consider all relevant socio-economic impacts, which may include:*
- > the creation of jobs and training opportunities. Applicants may wish to provide information on the sustainability of the jobs created, including where they will help to develop the skills needed for the UK’s transition to Net Zero;*
 - > the contribution to the development of low-carbon industries at the local and regional level as well as nationally;*
 - > 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, in particular in relation to use of local support services and supply chains;*
 - > effects (positive and negative) on tourism and other users of the area impacted;*
 - > the impact of a changing influx of workers during the different construction, operation and decommissioning phases of the energy infrastructure. This could change the local population dynamics and could alter the demand for services and facilities in the settlements nearest to the construction work (including community facilities and physical infrastructure such as energy, water, transport and waste). There could also be effects on social cohesion depending on how populations and service provision change as a result of the development; and*
 - > cumulative effects - if development consent were to be granted for a number of projects within a region and these were developed in a similar timeframe, there could be some short-term negative effects, for example a potential shortage of construction workers to meet the needs of other industries and major projects within the region.”*

National Policy Statement for Renewable Energy Infrastructure (EN-3) (2023)

- A.1.1.3. This provides specific policy on how renewable energy NSIPs, should be assessed and determined, and the way in which any impacts and mitigation measures will be considered. This NPS provides the primary basis for decisions on renewable energy DCO applications.
- A.1.1.4. Paragraph 2.10.69 states that *“Applicants should set out what would be decommissioned and removed from the site at the end of the operational life of the generating station, considering instances where it may be less harmful for the ecology of the site to keep or retain certain types of infrastructure, for example underground cabling, and where there may be socio-economic benefits in retaining site infrastructure after the operational life, such as retaining pathways through the site or a site substation.”*

National Planning Policy Framework (NPPF) (2024)

- A.1.1.5. The National Planning Policy Framework (NPPF) is an overarching document which sets out government planning policy for development outside of the NSP regime in England, and how this is expected to be applied by local authorities and developers. The NPPF can be an important and relevant consideration for NSIPs as well, but in the event of any conflict, the NPS policy prevails. The NPPF provides a framework for local sustainable development via local plans. Specific extracts relating to this Proposed Development are as follows:
- A.1.1.6. Within section 6 *“Building a strong, competitive economy,”* paragraph 85 states that *“Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential.”*
- A.1.1.7. Within section 12 *“Achieving well designed and beautiful places,”* paragraph 132 states that *“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the*

production of design policy, guidance and codes by local planning authorities and developers.”

A.1.1.8. Within section 15 “*conserving and enhancing the natural environment*,” paragraph 187 states that “*Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- > *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- > *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- > *c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- > *d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- > *e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- > *f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

A.1.2 Local Planning Policy

A.1.2.1. Local planning policy relevant to our Site is set out below. Local policies can be an important and relevant consideration for NSIPs as well, but in the event of any conflict, the NPS policy prevails.

Central Lincolnshire Local Plan (2023)

A.1.2.2. The Local Plan for the central Lincolnshire area sets out the approach to planning policy and overarching development allocations to drive growth in the area over a 20-year period. The Local Plan is contextualised into a wider vision, series of objectives and core policies toward delivery.

A.1.2.3. Specific policies detailed in the Local Plan and are relevant to the Proposed Development, as below.

A.1.2.4. Policy S10 “Supporting a Circular Economy” states that:

“The Joint Committee is aware of the high energy and material use consumed on a daily basis, and, consequently, is fully supportive of the principles of a circular economy. Accordingly, and to complement any policies set out in the Minerals and Waste Development Plan, proposals will be supported, in principle, which demonstrate their compatibility with, or the furthering of, a strong circular economy in the local area (which could include cross-border activity elsewhere in Lincolnshire).”

A.1.2.5. Policy S5 “Development in the Countryside” states that:

“Part A: Re-use and conversion of non-residential buildings for residential use in the countryside

Where a change of use proposal to residential use requires permission, and where the proposal is outside the developed footprint of a settlement listed in the Settlement Hierarchy or the developed footprint of a hamlet, then the proposal will be supported provided that the following criteria are met:

- > a) Comprehensive and proportionate evidence is provided to justify either that the building can no longer be used for the purpose for which it was originally built, or the purpose for which it was last used, or that there is no demand (as demonstrated through a thorough and robust marketing exercise) for the use of the building for business purposes.*
- > b) The building is capable of conversion with minimal alteration, including no need for inappropriate new openings and additional features; and*
- > c) The building is of notable architectural or historic merit and intrinsically worthy of retention in its setting.*

Part B: Replacement of a dwelling in the countryside

The replacement of an existing dwelling outside the developed footprint of a settlement will be supported provided that:

- > a) The residential use of the original dwelling has not been abandoned;*
- > b) The original dwelling is not of any architectural or historic merit and it is not valuable to the character of the settlement or wider landscape;*
- > c) The original dwelling is a permanent structure, not a temporary or mobile structure;*
- > d) The replacement dwelling is of a similar size and scale to the original dwelling;*

- > e) *It is located on the footprint of the original dwelling unless an alternative position within the existing residential curtilage would provide notable benefits and have no adverse impact on the wider setting; and*
- > f) *It satisfies the requirements of Policy S11: Embodied Carbon.*

Part C: Mobile homes within the countryside

Applications for temporary and mobile homes will be considered in the same way as applications for permanent dwellings. The exception to this is cases when a temporary or mobile home is needed during the construction of a permanent dwelling on site or on a nearby site: in such cases more flexibility will be applied. Permission granted in such instances will be subject to time restrictions.

Part D: New dwellings in the countryside

Applications for new dwellings will only be acceptable where they are essential to the effective operation of existing rural operations listed in tier 8 of Policy S1. Applications should be accompanied by evidence of:

- > a) *Details of the rural operation that will be supported by the dwelling;*
- > b) *The need for the dwelling;*
- > c) *The number of workers (full and part time) that will occupy the dwelling;*
- > d) *The length of time the enterprise the dwelling will support has been established;*
- > e) *The commercial viability of the associated rural enterprise through the submission of business accounts or a detailed business plan;*
- > f) *The availability of other suitable accommodation on site or in the area; and*
- > g) *Details of how the proposed size of the dwelling relates to the needs of the enterprise.*

Any such development will be subject to a restrictive occupancy condition.

Part E: Non-residential development in the countryside

Proposals for non-residential development will be supported provided that:

- > a) *The rural location of the enterprise is justifiable to maintain or enhance the rural economy or the location is justified by means of proximity to existing established businesses or natural features;*
- > b) *The location of the enterprise is suitable in terms of accessibility;*

- > c) *The location of the enterprise would not result in conflict with neighbouring uses; and*
- > d) *The development is of a size and scale commensurate with the proposed use and with the rural character of the location.*

Part F: Agricultural diversification

Proposals involving farm based diversification to non-agricultural activities or operations will be permitted, provided that the proposal will support farm enterprises and providing that the development is:

- > a) *In an appropriate location for the proposed use;*
- > b) *Of a scale appropriate to its location; and*
- > c) *Of a scale appropriate to the business need.”*

A.1.2.6. Policy S28 “Spatial Strategy for Employment” states that:

“In principle, employment related development proposals should be consistent with meeting the following overall spatial strategy for employment.

The strategy is to strengthen the Central Lincolnshire economy offering a wide range of employment opportunities focused mainly in and around the Lincoln urban area and the towns of Gainsborough and Sleaford, with proportionate employment provision further down the Settlement Hierarchy (see Policy S1).

Aligned to the Greater Lincolnshire Local Industrial Strategy, and as a key component of the Midlands Engine, there will be significant growth in a number of sectors, most notably agri-food, manufacturing, business services and the visitor economy, including accommodation and food services.

Land has been made available in appropriate locations in this plan to meet the strategic needs identified in Central Lincolnshire. Strategic Employment Sites (SES), and existing Important Established Employment Areas (IEEA) will be protected for their importance to the economy. Employment development will mainly be directed to these SES and IEEA and at Sustainable Urban Extensions (SUEs) as part of mixed use communities being created.

Elsewhere, policies will seek to protect Local Employment Areas (LEA) to help ensure there are jobs and services available to meet the local needs of the community and to allow enterprises to flourish at suitable sites across Central Lincolnshire.

Outside of existing employment areas and allocated sites, economic development will typically be limited to small-scale proposals which satisfy the requirements of Policy S33 or Policy S34.

Part G: Agricultural, forestry, horticultural or other rural land-based development

Proposals which will help farms modernise and/or adapt to funding changes or climate change will be supported in principle and any such proposals will be considered against relevant design, landscape and natural environment policies in this plan.

Where permission is required, development proposals for buildings required for agriculture or other rural land based development purposes will be supported where:

- > a) It is demonstrated that there is a functional need for the building which cannot be met by an existing, or recently disposed of, building;*
- > b) the building is of a scale that is proportionate to the proposed functional need;*
- > c) the building is designed specifically to meet the functional need identified;*
- > d) the site is well related to existing buildings in terms of both physical and functional location, design and does not introduce isolated structures away from existing buildings; and*
- > e) significant earthworks are not required, and there will be no harm to natural drainage and will not result in pollution of soils, water or air."*

Bassetlaw District Council (2011) Local Development Framework, Publication Core Strategy and Development Management Policies

A.1.2.7. The Core Strategy for the Bassetlaw District sets out the overarching vision for the area up until 2026, including the policy approach to deliver this.

A.1.2.8. Policy DM10 "*Renewable and Low Carbon Energy*" is related to the Proposed Development and states:

"The Council will be supportive of proposals that seek to utilize renewable and low-carbon energy to minimize CO2 emissions. Proposals for renewable and low-carbon energy infrastructure will need to demonstrate that they:

- > Are compatible with policies to safeguard the built and natural environment, including heritage assets and their setting;*
- > Will not lead to the loss of or damage to high-grade agricultural land;*
- > Are compatible with tourism and recreational facilities;*

- > *Will not result in unacceptable impacts in terms of visual appearance, landscape character, noise, shadow-flicker, watercourse engineering and hydrological impacts, pollution, traffic generation, or loss of features of recognized importance for biodiversity;*
- > *Will not result in an unacceptable cumulative impact in relation to the factors above.*

Large-scale renewable and low-carbon energy proposals must provide full details of arrangements for decommissioning and reinstatement of the site if/when it ceases to operate.

B. District Heating and Co-location

Proposals for new development in District Heating Opportunity Areas (as identified on the Energy Opportunities Diagram) will, where the scale of the proposal permits, be expected to demonstrate consideration of District Heating as a means of achieving carbon compliance. District Heating opportunities include those supplied by heat from waste management sites, power stations, coal mine methane facilities or new standalone infrastructure. Applicants will be expected to engage with the Council at pre-application stage to assess the feasibility of achieving this objective.

Where District Heating Networks are established, all subsequent new development close enough to connect to such a network will be expected to do so where there are no barriers to this connection.

Proposals for heat-producing development will be expected to demonstrate consideration of the feasibility of utilizing its waste heat for heat-consuming development. Support will be given to proposals that will ensure the co-location of compatible heat-producing and heat-consuming development.

C. Major Development

Major development proposals will be expected to deliver specific low-carbon and renewable energy infrastructure in line with assessments of feasibility and overall viability.

D. Community Energy Schemes

Support will be given to community-led energy schemes in line with the Council's Renewable and Low Carbon Energy Study (or subsequent replacement), on exception sites, if necessary, where strong local support is demonstrated."

Draft Bassetlaw Local Plan (2023) 2020-2038: Main Modifications Version, August 2023

A.1.2.9. This Local Plan sets out Bassetlaw District's planning and policy framework, development strategy and site allocations to inform effective delivery of the overall vision up until 2038.

A.1.2.10. Policies set out in the Local Plan relate to the Proposed Development.

A.1.2.11. Policy ST51 *"Renewable Energy Generation"* states that:

"Development that generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy including community energy schemes will be supported subject to the satisfactory resolution of all relevant site specific and cumulative impacts upon:

- > Location, setting and position in the wider landscape, resulting from its siting and scale;*
- > Natural and heritage assets and their settings;*
- > Air and water quality;*
- > Hydrology and hydrogeology;*
- > The best and most versatile agricultural land;*
- > Existing highway capacity and highway safety;*
- > Noise, light, glare, smell, dust, emissions or flicker;*
- > Aviation and radar; and*
- > Recreation and local amenity.*

Proposals must take into account operational and approved developments, as well as any proposed intensification to operational or approved proposals. Proposals involving one or more wind turbines will be supported where:

- > the site is located within an area defined as being suitable for wind energy in a made neighbourhood plan or development plan document; and*
- > following consultation, it can be satisfactorily demonstrated that all potential adverse planning impacts identified by affected local communities have been fully addressed, including cumulative impacts identified in Part 1 above.*

All renewable energy development will be expected to provide details of the expected power generation based upon expected yield or local self-consumption to enable effective monitoring of the district's contribution to the national zero carbon targets.

A decommissioning programme applied by a Condition to any planning permission granted will be required to demonstrate that the site can be returned to an acceptable state, three years after cessation of operations.”

A.1.3 National Guidance

HM Treasury (2022) The Green Book: Central Government Guidance on Appraisal and Evaluation.

- A.1.3.1. This guidance document is an outline of how a practitioner should appraise policies, programmes and projects. This guidance also sets out a model which encourages the holistic development of projects to ensure social value. This green book covers a wide range of development themes including policy, major projects and all proposal concerning public spending.

Institute of Environmental Management and Assessment (2015) Environmental Impact Assessment Guide to Shaping Quality Development.

- A.1.3.2. This IEMA guidance encourages developers and practitioners to deliver proportionate assessments within EIA, drives understanding in ensuring EIA as a process intertwines with other pre-application activities, bringing together environment and design factors to bring about better outcomes. The overarching aims are to bring about better decision making within projects and coming together to achieve better project solutions, thereby reducing a number of different risk factors.

Appendix 17.2 Landowner Survey

- A.1.3.3. As described in **ES Volume 2, Chapter 17: Socio-Economics [EN010159/APP/6.17]**, a survey of agricultural landowners within the Order Limits was undertaken specifically for the Proposed Development, in order to establish an accurate baseline of the employment within the Site (i.e. the number of jobs, types of jobs approximate durations worked in order to arrive at estimates of full-time equivalent jobs (FTEs)¹.
- A.1.3.4. Specific survey questions were provided to the public engagement team, who then visited the landowners within the order limits and recorded their responses. Following the first round of responses, it was necessary to carry out a follow-up survey with supplementary and clarification questions. Some assumptions were made as part of the interpretation and collation of responses. This appendix sets out the survey questions, responses and assumptions made in establishing the baseline used in the assessment of effects.

A.1.4 Survey Questions

- A.1.4.1. Table 17.2.1 presents the questions in the initial survey of landowners, undertaken by the public engagement team in July 2024.

Table A17.2.1: Initial Survey Questions

No.	Question
1	Can you provide an estimate in Hectares of the site(s) that are in your ownership, that are within the boundary of the project?
2	a. Are any fields rented to a tenant? If so what size (in Hectares) are these? b. If so, do you know what this rented land is used for? c. If so, do you know the current total workforce on this rented land (i.e. including farmers, partners, spouses, family, employees etc.)?
3	What is your current total workforce on your land (including farmers, partners, spouses, family, employees etc.)?
4	Can you estimate how many salaried managers are employed, if any and how many hours do they work on average, per year?

¹ Full-time equivalent (FTE) is measurement unit that indicates paid/contracted hours of employed person that makes workloads comparable across various contexts. An FTE of 1.0 is equivalent to a full-time worker, for example.

5	How many other regular employees are there and how many hours to they work on average, per year?
6	How many seasonal/casual employees are there and how many hours do they work on average?
7	Are there any other employment activities on these sites? (e.g. campsites, other companies)?

A.1.4.2. Following the first round of consultation, it was decided that specific follow up questions should be written for each land owner/plot to ensure an accurate estimate of the total number of jobs and the FTE for jobs within their land within the Site could be attained. Table A17.2.2 presents the specific follow up questions for each land owner. Note this process does involve some interpretation to be made by the survey respondent give the temprpary/seasonal nature of at least some of the jobs reported and the fact that toer emplkoyment/activity make take place beyond the order limts that may be unaffected. As such the estimates are intended to provide a reasonable estimate of the approximate scale of employment.

Table A17.2.2: Follow-up Survey Questions

No.	Question
Landowner 1	
1	Is the 1 member of the workforce the land owner?
2	How many hours to they work per annum and are they working exclusively within the development site boundary? If not, what proportion of their time is within the site boundary?
Landowner 2	
3	Are the "80 hours" for the one seasonal employee an annual total?
Landowner 3	
4	You indicated a total workforce of 24 on a 50 hectare site. Do these 24 all work exclusively within the development site boundary? If not, how many jobs are within the site and what proportion of their time is spent working on land within the site boundary?
5	Similarly, how many of the 3 salaried managers are employed exclusively on land within the site boundary? We assume the 7,748 hours worked are totals (i.e. the combined hours of all three people)? Is that correct?

6 You noted there were 24 other regular employees working 2600h per year. Is this 2600h per year per employee, or total? Are the 24 people working exclusively within the development site boundary? If not, how many jobs are within the site and what proportion of their time is spent working on land within the site boundary?

7 The previous answer of 10+ part time employees working 25h per week. Is this each working 25 hrs per week or in total for all 10. Approximately how many weeks per year do these seasonal workers typically work for you?

Landowner 4

8 Do the 4 people include the landowner working themselves, or is this land manager hired by the landowner?

9 Are the 4 people working exclusively within the development site boundary? If not, how many jobs are within the site and what proportion of their time is spent working on land within the site boundary?

Landowner 5

10 Do the 2 people include the land owner working themselves?

11 Are the 2 people working exclusively within the development site boundary? If not, how many jobs are within the site and what proportion of their time is spent working on land within the site boundary?

Landowner 6

12 Does the 8 people include the land owner working themselves?

13 You noted there were 2 salaried managers and a further 2 regular employees working 5200h per year. We assume this is s 5200 per year in total for both employees?

14 Are the 8 people working exclusively within the development site boundary? If not, how many jobs are within the site and what proportion of their time is spent working on land within the site boundary?

15 You noted there are zero people employed on the land within the site boundary - is this because the numbers are included in the GHS answers above? If not, does this exclude the landowner working themselves?

Landowner 7

16 Does the 1.5 people include the land owner working themselves?

17 Are the 1.5 people working exclusively within the development site boundary? If not, how many jobs are within the site and what proportion of their time is spent working on land within the site boundary?

18 You indicated that 2 seasonal employees work for 16 weeks 5 days a week doing a 10-hour day. So doing 800h per year in total. Is that each or a combined total for the 2?

Landowner 8

19 Are the 2.5 people (i.e. the two partners and another part time employee) working exclusively within the development site boundary? If not, how many jobs are within the site and what proportion of their time is spent working on land within the site boundary?

20 What are the 2 other employment activities on site? How many employees and how many hours per year?

Landowner 9

21 Are the 3 people working exclusively within the development site boundary? If not, how many jobs are within the site and what proportion of their time is spent working on land within the site boundary?

22 You indicated there are 5 other employees on site at caravan site and xmas shop. Are these within the site boundary? Are these full time or seasonal? How many hours are worked by each per year?

A.1.5 Survey Responses

A.1.5.1. The cumulative responses of the two rounds of surveys are summarised in Tables A17.2.3 and A17.2.4. Despite the follow up questions, it was still necessary to make some assumptions and judgements to obtain estimates of jobs and FTE for some land parcels (e.g. if someone is said to work “part-time” with no further information provided, it would be assumed that they work 0.5 FTE). Where specific assumptions have been made, they are detailed in the tables below. The results were also guided by the following overarching assumptions:

- > 1 Full-Time Equivalent (FTE) job is equal to 1,762.5 hours per annum (i.e. 37.5 hours per week and 47 weeks per annum); and
- > Landowners working on site were excluded from the baseline employment figures in the assessment, as they have been inherently involved in the development of the design of the Proposed Development from the early stages; their consent to renting their land to the applicant for a competitive rate is fundamental to allowing the Proposed Development to proceed. We have effectively made an assumption that as they will receive rent and the inclusion of their and/plot in the order limits has been agreed voluntarily this comprises an ongoing income.

Table A17.2.3: Survey Responses: Total and Rented Land

Land Owner	Total Area (ha)	Rented Area (ha)	Estimated FTE
Landowner 1	28.22	-	-
Landowner 2	265	80	0.41
Landowner 3	51	-	-
Landowner 4	62.61	-	-
Landowner 5	135	-	-
Landowner 6	418.38	-	-
Landowner 7	160	-	-
Landowner 8	120	-	-
Landowner 9	200	2	0.01
Total	1,440.21	82	0.42

Table A17.2.4: Survey Responses: Total Workforce

Land Owner	Total Workforce (excluding landowners)	FTE	Responses and Assumptions ^a
Landowner 1	1	0.02	One seasonal worker (36 hours per year)
Landowner 2	2	1.13	One salaried (1,920 hour per year), one seasonal worker (80 hours per year)
Landowner 3	2	0.99	One regular (1,300 hours per year), one seasonal worker (3 months per year)
Landowner 4	2	0.20	Two regular workers (10% of the year)
Landowner 5	2	0.75	Two regular workers (sharing 0.75 FTE)

Landowner 6	5	2.68	Two salaried (sharing 2,080 hours per year), two regular (sharing 2,500 hours per year), one seasonal worker (150 hours per year)
Landowner 7	3	0.48	One regular (0.25 FTE), two seasonal workers (sharing 400 hours per year within the Site)
Landowner 8	1	0.5	One seasonal worker (part-time, assumed to be 0.5 FTE)
Landowner 9	2	0.56	One regular (0.5 FTE), one seasonal worker (100 hours per year)
Total	20	7.31	

^a If an assumption has been made it has been stated.



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