Meridian Solar Farm

EN010169

Volume 6

Environmental Statement

6.1 ES Chapter 14: Socio-Economics and Land Use

APFP Regulation 5(2)(a)

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

March 2026

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14. Socio-Economics and Land Use

14.1. Introduction

14.1.1. This chapter of the Environmental Statement (ES) presents the findings of an assessment of the likely significant effects on Socio-Economics and Land Use as a result of the Scheme. For more details about the Scheme, refer to **ES Chapter 2: The Scheme** (Doc Ref. 6.1).

14.1.2. This chapter identifies and proposes measures to address the potential impacts and likely significant effects of the Scheme on Socio-Economics and Land Use, during the construction, operational and decommissioning phases of the Scheme.

14.1.3. The following aspects of Socio-Economics and Land Use have been scoped in and are presented within this chapter.

- Local employment and economy;
- Local land use (residential properties, community land and assets, business premises, development land, and agricultural land holdings); and
- Tourism and visitor accommodation.

14.1.4. This chapter is supported by the following figures (Doc Ref. 6.2):

- **ES Figure 14-1: Residential Properties in the Vicinity of Solar Development Areas and Inter-Array Connections;**
- **ES Figure 14-2: Residential Properties in the Vicinity of Grid Connection Route;**
- **ES Figure 14-3: Community Land and Assets in the Vicinity of Solar Development Areas and Inter-Array Connections;**
- **ES Figure 14-4: Community Land and Assets in the Vicinity of Grid Connection Route;**
- **ES Figure 14-5: Business Premises in the Vicinity of Solar Development Areas and Inter-Array Connections;**
- **ES Figure 14-6: Business Premises in the Vicinity of Grid Connection Route; and**
- **ES Figure 14-7: 60-minute drive time from the Site.**

14.1.5. This chapter is also supported by **ES Appendix 14-1: Socio-Economics and Land Use Legislation, Policy and Guidance** (Doc Ref. 6.3).

14.2. Legislation and Planning Policy

14.2.1. Full details of the legislation, policy, and guidance of relevance to the assessment of Socio-Economics and Land Use are provided in **ES Appendix 14-1: Socio-Economics and Land Use Legislation, Policy and Guidance** (Doc Ref 6.3).

14.3. Stakeholder Engagement

14.3.1. A request for an EIA Scoping Opinion, provided in **ES Appendix 1-1: EIA Scoping Report** (Doc Ref. 6.3), was sought from the Secretary of State through the Planning Inspectorate in 2024 as part of the EIA Scoping Process. A summary of consultation responses in relation to Socio-Economics and Land Use are presented in Table 14-1.

14.3.2. Further pre-application engagement was undertaken through the publication of the Preliminary Environmental Information Report (PEIR) as part of the statutory consultation.

14.3.3. Table 14-2 outlines the main matters raised during the statutory consultation relating to Socio-Economics and Land Use and how these have been addressed through the ES. No additional statutory stakeholder comments in relation to Socio-Economics and Land Use were received as part of targeted consultations.

Table 14-1: Scoping Opinion responses in relation to Socio-Economics and Land Use

Consultee	Summary of Response to EIA Scoping	Response	Location of Response in ES
Planning Inspectorate	The Planning Inspectorate agreed with the proposal to scope out access to housing, education, childcare and healthcare given the Scheme is for electricity generation. However, the Scoping Report proposed to assess the impact on access to open space. No information on the proximity of the Proposed Development to community and leisure facilities or tourism and recreation facilities has been provided. Therefore, possible impacts in these areas cannot be scoped out.	Access to housing, education, childcare, play space and healthcare has been scoped out of the Socio-Economics and Land Use assessment. Access to open space, community and leisure facilities; tourism and recreation facilities have been considered as part of the Socio-Economics and Land Use assessment.	Section 14.8 Assessment of Potential Impacts and Likely Significant Effects of **ES Chapter 14: Socio-Economics and Land Use** (Doc Ref. 6.1)
	The Planning Inspectorate stated that the definitions of receptor sensitivity and impact magnitude proposed for socio-economics have an element of subjectivity. The Planning Inspectorate also recognised there are three different approaches to assigning sensitivity identified in Table 4.8.3, Section 3.3 and Table 4.85 of the Scoping Report. As such, the Planning Inspectorate asks, for ease of understanding, that a common approach across these aspects is sought, given that they are to be assessed within a single chapter.	Since the Scoping process was undertaken, the Human Health assessment has been assigned a dedicated chapter within **ES Chapter 10: Human Health** (Doc Ref. 6.1), to assist in ease of understanding. By virtue of the interrelationship between these EIA topics, cross references between baseline conditions have been included where relevant. For Socio-economics and Land Use, sensitivity depends on the type of	Section 10.4 Assessment Methodology of **ES Chapter 10: Human Health** (Doc Ref. 6.1) Section 14.4 Assessment Methodology of **ES Chapter 14: Socio-Economics and Land Use** (Doc Ref. 6.1)

Consultee	Summary of Response to EIA Scoping	Response	Location of Response in ES
		receptor and the anticipated nature of the impact, therefore three sets of criteria are used to define sensitivity. This has been detailed in the assessment methodology.	

Table 14-2: Key matters raised by prescribed or statutory consultees in relation to Socio-Economics and Land Use

Consultee	Summary of main matters raised	How has the matter been addressed?	Location of response in the ES
Lincolnshire County Council	The tourism industry in South Holland is larger and more significant than suggested in the PEIR, and should be noted as such. The industry is also more sensitive than suggested due to its position as a policy priority.	It is noted that the tourism industry in South Holland is meaningful, and the size and significance of tourism in South Holland has been appropriately reflected within this chapter. The sensitivity of the tourism industry in South Holland has been reviewed in this chapter, considering local policies, including the South East Lincolnshire Local Plan, when judging the sensitivity.	Section 0 Assessment of Potential Impacts and Likely Significant Effects of **ES Chapter 14: Socio-Economics and Land Use** (Doc Ref. 6.1)
	The location of Baytree Owl and Wildlife Centre, Hunter's Lodge Caravan Site and Fun Farm Soft Play Centre in relation to the Grid Connection Route may lead to financial impacts arising from	The likelihood of significant visual, noise and health impacts on these tourist businesses is covered in the relevant technical chapters of this ES. This Socio-Economics and Land-Use Chapter considers direct land-take effects and	Section 0 Assessment of Potential Impacts and Likely Significant Effects of **ES Chapter 14: Socio-Economics**

Consultee	Summary of main matters raised	How has the matter been addressed?	Location of response in the ES
	visual, noise and health effects as a result of the Scheme.	indirect severance effects of the Scheme on local businesses and visitor attractions.	**and Land Use** (Doc Ref. 6.1) **ES Chapter 6: Air Quality** (Doc Ref. 6.1) **ES Chapter 10: Human Health** (Doc Ref. 6.1) **ES Chapter 12: Landscape and Visual** (Doc Ref. 6.1) **ES Chapter 13: Noise and Vibration** (Doc Ref. 6.1)
	The location of the Grid Connection Route in relation to Spalding, Weston, Moulton and Cowbit, as well as allocated housing sites, is concerning, and may lead to amenity impacts on residential properties arising from visual, noise and health effects as a result of the Scheme.	The likelihood of significant visual, noise, and health impacts are discussed in the relevant technical chapters of this ES. This Socio-economics and Land-Use Chapter considers direct land-take effects and indirect severance effects of the Scheme. The routing of the Grid Connection Route has been carefully considered with regards to potential amenity impacts, as further described within **ES Chapter 3:**	Section 0 Assessment of Potential Impacts and Likely Significant Effects of **ES Chapter 14: Socio-Economics and Land Use** (Doc Ref. 6.1) **ES Chapter 6: Air Quality** (Doc Ref. 6.1)

Consultee	Summary of main matters raised	How has the matter been addressed?	Location of response in the ES
		Alternatives and Design Evolution (Doc Ref. 6.1).	**ES Chapter 10: Human Health** (Doc Ref. 6.1) **ES Chapter 12: Landscape and Visual** (Doc Ref. 6.1) **ES Chapter 13: Noise and Vibration** (Doc Ref. 6.1) **ES Chapter 3: Alternatives and Design Evolution** (Doc Ref. 6.1)
	The influx of construction workers into the local area could lead to demographic changes, impacts on local housing markets, social services and infrastructure, and public health and safety. There is also no mention of the cumulative impacts in relation to this with other nearby NSIPs.	This Socio-Economics and Land Use chapter includes an assessment of potential effects of the temporary workforce on accommodation during the construction phase. Potential effects on demographic changes and community cohesion associated with the temporary workforce is assessed within **ES Chapter 10: Human Health** (Doc Ref. 6.1).	Section 0 Assessment of Potential Impacts and Likely Significant Effects and Section 14.11 Cumulative Effects of this chapter. **ES Chapter 10: Human Health** (Doc Ref. 6.1)

Consultee	Summary of main matters raised	How has the matter been addressed?	Location of response in the ES
		Relevant effects assessed in this chapter include: • Any potential impacts on local housing markets associated with the temporary workforce. • Cumulative impacts with other nearby NSIPs that will also have a temporary construction workforce. Relevant effects assessed in **ES Chapter 10: Human Health** (Doc Ref. 6.1): • Any effects on social services and infrastructure associated with the temporary workforce, including on local healthcare and education. • Any potential effects on public health and safety associated with the temporary workforce.	
	Further to the identification that the south-west corner of Land Parcel A1 encroaches into a Sand and Gravel Mineral Safeguarding Area (MSA) as identified in both the current and emerging Lincolnshire Minerals and Waste Local Plan. It is noted that "any below ground infrastructure	The MSA has been considered within Section 14.8 Assessment of Likely Impacts and Effects of this chapter. The Scheme encroaches into a very small proportion of the MSA, the deposits will not be permanently sterilised by the	Section 14.8 Assessment of Potential Impacts and Likely Significant Effects of this chapter.

Consultee	Summary of main matters raised	How has the matter been addressed?	Location of response in the ES
	would be left in situ following decommissioning" which could introduce a constraint to the potential for any future extraction of the mineral resources. The PEIR does not include any information on the baseline conditions in relation to the minerals resource within the Site boundary. As per the PINS Scoping Opinion, the ES should assess the potential for the temporary or permanent sterilisation of mineral resources, where significant effects are likely.	Scheme and can be extracted, if required, after its decommissioning. The Solar Development Areas are also minimally invasive, and the proposals are not considered to affect the underlying geology. The frames supporting the solar panels would be driven at most 3.5m into the ground. The frames are fully removed (pulled out) on decommissioning. Overall, therefore, the Scheme would result in a negligible effect on MSA that is not significant. Further assessment is provided within **Appendix F: Minerals Safeguarding Assessment** of the **Planning Statement** (Doc Ref. 7.1).	**Appendix F: Mineral Safeguarding Assessment** of the **Planning Statement** (Doc Ref. 7.1)
South Holland District Council	The Council would like to see the Scheme benefitting the local population for hosting the Scheme, and are interested in hearing about proposed community benefits or proposed skills and employment schemes that could be provided for the local people.	The **Outline Skills, Supply Chain and Employment Plan** (Doc Ref 7.17) sets out measures to maximise benefits for local residents and businesses, including any proposed employment or skills schemes. Further information on the proposed Community Benefits Fund is provided	**Outline Skills, Supply Chain and Employment Plan (OSSCEP)** (Doc Ref. 7.17)

Consultee	Summary of main matters raised	How has the matter been addressed?	Location of response in the ES
		within the **Planning Statement** (Doc Ref. 7.1).	
	Concerns surrounding the temporary impacts on accommodation by contractors during construction and the possible impacts this could have with the accommodation requirements needed by the council for interim social housing opportunities.	The potential impacts on accommodation associated with the temporary construction workforce are assessed in this Socio-Economics and Land Use chapter of the ES.	Section 0 Assessment of Potential Impacts and Likely Significant Effects of this chapter.

14.4. Assessment Methodology

Study Area

14.4.1. The impacts of the Scheme with respect to Socio-Economics and Land Use are considered at varying spatial levels according to the likely spatial extent of the effect under consideration. This approach is consistent with the Homes and Communities Agency (HCA), now known as Homes England, guidance entitled 'Additionality Guide, A Standard Approach to Assessing the Additional Impact of Projects, 4th Edition' Baseline Methodology[1].

14.4.2. The Scheme is located within the administrative boundaries of Lincolnshire County Council (LCC) and South Holland District Council (SHDC).

Local Economy and Employment

14.4.3. The potential economic impacts arising from the Scheme are considered relative to a 60-minute drive time from the Order Limits (as can be seen in **ES Figure 14-7: Sixty Minute Drive Time from the Site** (Doc Ref 6.2) as this represents the principal labour market catchment area for the Scheme (Travel to Work Area). The economic study area baseline profile is comprised of the 2021 Lower Layer Super Output Areas (LSOA) geographical boundaries within a 60-minute drive time from the Site.

Local Accommodation Services

14.4.4. The potential impacts of the Scheme on the local hotel, bed and breakfast and inns accommodation sector are considered relative to a 60-minute drive time, with a focus on major hotels, which have been defined as hotels with 50+ rooms (excluding luxury hotels). It is anticipated that in the interest of efficiency, the contractor's preference will be to house construction staff together, in establishments which can accommodate large groups and which are also, where possible, near public transport nodes, allowing for quick access from areas of origin and to the Site.

[1] Homes and Communities Agency (HCA), (2014); Additionality Guide: A Standard Approach to Assessing the Additional Effect of Projects: 4th Edition. HCA

Private and Community Assets (residential properties, local businesses, open space, community facilities, visitor attractions, agricultural land holdings and development land)

14.4.5. The study area for land use impacts on residential properties, local businesses, open space, community facilities and visitor attractions considers receptors that could be directly or indirectly affected by the Scheme. The receptors that could be directly impacted (by land take) are those within the Order Limits. The receptors which could be indirectly affected (by severance) are those within 500m of the Order Limits, although receptors within 2km of the Order Limits are considered for community facilities and open spaces. Public Rights of Way and common land have not been included in this assessment, with likely impacts on these receptors being assessed within **ES Chapter 15: Traffic and Access** (Doc Ref. 6.1).

14.4.6. Effects on development land within and up to 500m from the Order Limits have been assessed. Development land refers to sites on which there are planning applications, planning permissions and local plan allocations. The assessment considers the potential for the Scheme to conflict with, hinder or otherwise adversely affect development land within or nearby to the Order Limits.

Study Area Summary

14.4.7. Table 14-3 presents the different components of the Socio-Economics and Land Use effects assessment, the geographical scale at which each component is assessed, and the rationale behind these geographical scales.

Table 14-3: Socio-Economics and Land Use Study Areas

Impact	Geographical Area of Impact	Justification
Employment generation during construction phase, operational phase, and decommissioning phase (direct, indirect and induced impacts)	60-minute travel area	Research by Chartered Institute of Personnel and Development (CIPD) found that 90% of national employees commuted for 60 minutes or less each way. This was reported by CIPD in the 2018

Impact	Geographical Area of Impact	Justification
Gross Value Added (GVA) during construction phase		Employee outlook 'Employee views on working life'.
Accommodation Services	60-minute travel area (drive time estimated using GIS data, based on the Site boundary).	Professional judgement and experience from other similar proposals in England.
Residential Properties, business premises, visitor attractions	500m radius from the Site.	Professional judgement and location of sensitive receptors for impacts arising from the Scheme as informed by other assessments from similar developments.
Community Land and Assets	2km radius from the Site	Professional judgement and location of sensitive receptors for impacts arising from the Scheme as informed by other assessments from similar proposals. Community and recreational facilities are likely to be accessed by residents from a wider catchment. A wider radius of 2km has therefore been considered for this receptor in order to fully appreciate the effect of potential severance on access to these facilities.
Development Land	500m radius from the Site	Professional judgement and experience from other similar proposals in England.

Impact	Geographical Area of Impact	Justification
Agricultural Land Holdings	Within the Site	Professional judgement and experience from other similar proposals in England.

Baseline Methodology

14.4.8. To assess the potential Socio-Economic and Land Use impacts of the Scheme, it is necessary to determine the baseline conditions. The baseline conditions are the current (at the time of writing the ES) conditions of the Site and surroundings within the defined study area. The current baseline has been determined through professional judgement and the following data sources:

- Office for National Statistics (ONS) Census Data 2021[2];
- ONS Business Register and Employment Survey 2023[3];
- Ministry of Housing, Community and Local Government English Indices of Deprivation 2019)[4];
- ONS Regional Gross Value Added (balanced) by Industry: local authorities by International Territorial Level 1 (ITL1) Region 2024[5];
- Global Tourism Solutions Steam Report[6];
- CoStar Hotel, bed and breakfast and inns accommodation[7];

[2] Office for National Statistics (ONS) 2021 Census Data. Available via NOMIS: https://www.nomisweb.co.uk/sources/census_2021. Accessed: 15 September 2025

[3] ONS, (2024); Business Register and Employment Survey 2023. Available at: Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk) Accessed: 15 September 2025

[4] MHCLG, (2019); Indices of Multiple Deprivation. Available at: https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019 Accessed: 15 September 2025

[5] ONS, (2024), Regional Gross Value Added (balanced) by Industry: local authorities by ITL1 Region. Available at: https://www.ons.gov.uk/economy/grossdomesticproductgdp/datasets/regionalgrossvalueaddedbalancedbyindustrylocalauthoritiesbyitl1region Accessed: 15 September 2025

[6] Global Tourism Solutions (2025). STEAM Report for 2013-2024, Lincolnshire. Available at: https://business.visitlincolnshire.com/wp-content/uploads/sites/2/2025/07/ALL-Lin-STEAM-FINAL-16-Jun-25-CC.pdf Accessed: 15 September 2025

[7] CoStar (2022). Hotel, bed and breakfast and inns accommodation. [not published online]

- VisitEngland Seasonal Occupancy Survey[8];
- Freely available online mapping resources; and
- ONS Population Projections[9].

Assessment Methodology

14.4.9. There is currently no statutory guidance on the methodology for undertaking assessments of Socio-Economic and Land Use effects. The assessment follows good practice methodology and professional judgement from other assessments undertaken on comparable energy infrastructure schemes.

Additionality Assumptions

14.4.10. As mentioned in Table 14-3, the economic impact of the Scheme is considered relative to a 60-minute travel time (car or road-based public transport) to or from the Scheme in any direction. In accordance with research, this is considered a reasonable timeframe to use as a baseline within which workers would commute to the Scheme.

14.4.11. Additionality has been calculated by considering the overall job gains to the area, then factoring in the level of leakage, number of displaced jobs and multiplier effects, such as supply chains and worker spending related jobs. These assumptions have been informed by the Homes and Communities Agency (HCA) Additionality Guide[10].

14.4.12. The values that have been allocated within the construction, operational and decommissioning phases' additionality formula are outlined in Table 14-4, enabling the tailored calculation of the net additional employment and economic impacts. Justification for the values have been given and are summarised in the right-hand column of Table 14-4.

[8] VisitEngland (2025). Seasonal Occupancy Survey. Available at: https://www.visitbritain.org/research-insights/england-hotel-occupancy-latest Accessed: 15 September 2025

[9] ONS (2025) Population Projections for Local Authorities, England 2022-based. Available at: Population projections - Office for National Statistics Accessed: 15 September 2025

[10] Homes and Communities Agency (2014) Additionality Guide, A Standard Approach to Assessing the Additional Impacts of Projects, 4th Edition. Available at: https://assets.publishing.service.gov.uk/media/5a7ec4b9e5274a2e87db1c92/additionality_guide_2014_full.pdf Accessed: 15 September 2025

Table 14-4: Construction, Operational and Decommissioning Phases Economic Additionality Assumptions Scale

Additionality Factor	Value	Justification
Leakage (% of jobs that benefit those residents outside of the Study Area area)	60%	This is the proportion of jobs taken by people who live outside of the study area, defined as a 60-minute travel area. Based on professional judgment and other similar proposals that involve the construction of solar arrays and overhead lines, given the specialised nature of the construction, operation and maintenance roles, this has been estimated to be 60%.
Displacement (% of jobs that account for a reduction in related jobs in the Study Area)	25%	For the purpose of this assessment, a low level of displacement of 25% of the gross employment opportunities created has been assumed, in line with the HCA Additionality Guide. This level of displacement reflects that there are expected to be some displacement effects, although these are only to a limited extent. This displacement level is assessed as appropriate for the construction, operation and decommissioning of the Scheme, as used in other comparable projects.
Multiplier (further economic activity associated with the additional local income, supplier purchase and longer-term effects).	1.5	The multiplier is a composite figure which takes into account both the indirect jobs created via supply chain activity but also the induced employment created through increased spending across the study area. The HCA Additionality Guide provides a 'ready reckoner' of composite multipliers. The study area is likely to have 'average' supply linkages and induced effects based on the scale of its economy. Therefore, a 'medium' multiplier of 1.5 is determined

Additionality Factor	Value	Justification
		from the HCA guidance to be the most appropriate measure.

Significance Criteria

14.4.13. The assessment aims to be objective and quantifies effects as far as possible. However, some effects can only be evaluated on a qualitative basis. Effects are defined as follows:

- Beneficial classifications of significance indicate an advantageous or beneficial effect on an area, which may be minor, moderate or major in effect;
- Adverse classifications of significance indicate a disadvantageous or adverse effect on an area, which may be minor, moderate or major in effect; and
- Negligible classifications of significance indicate imperceptible effects on an area.

14.4.14. For Socio-Economics and Land Use, there is no accepted definition of what constitutes a significant (or not significant) effect. It is, however, recognised that effects are categorised based upon the relationship between the scale (or magnitude) of effect and the sensitivity (or value) of the affected resource or receptor. As such the significance of socio-economic effects has been assessed based on expert judgment and professional experience of the author, and relies on the following considerations:

- Sensitivity of resources/receptors: specific values in terms of sensitivity are not attributed to socio-economic resources / receptors due to their diverse nature and scale; however, the assessment takes account of the qualitative (rather than quantitative) 'sensitivity' of each receptor and, in particular, their ability to respond to change based on recent rates of change (if appropriate);
- Magnitude of impact: this entails consideration of the size of the impact on socio-economic and land-use receptors in the context of the area in which effects will be experienced.

Sensitivity of Receptors

14.4.15. The sensitivity of socio-economic receptors is assessed as high, medium, low or very low. Table 14-5 identifies the sensitivity criteria that have been used to inform the assessment of local economy and employment impacts and impacts on the tourism sector relating to local accommodation facilities.

Table 14-5: Sensitivity Classification Criteria – Local Economy, Employment, and Local Accommodation Facilities

Level of Sensitivity	Classification
High	Businesses, workers or residents who have little or no capacity to experience the impact without incurring an economic loss or have capacity to experience an economic gain.
Medium	Businesses, workers or residents that have a moderate or average capacity to experience the impact without incurring a change on their economic well-being.
Low	Businesses, workers or residents that generally have adequate capacity to experience impacts without incurring a change on their economic well-being.
Very low	Businesses, workers or residents that are unlikely to experience impacts on their economic well-being.

14.4.16. Table 14-6 identifies the sensitivity criteria that have been used to inform the assessment of effects relating to local land use receptors, including private and community land and assets.

Table 14-6: Sensitivity Classification Criteria – Local Land Use Receptors (residential properties, business premises, open space, community facilities, visitor attractions, and development land)

Level of Sensitivity	Classification
High	Land use or asset is of high local importance and rarity with limited potential for substitution or access to alternatives.

Level of Sensitivity	Classification
Medium	Land use or asset is of medium local importance and rarity with moderate potential for substitution or access to alternatives.
Low	Land use or asset is of low local importance and rarity with alternatives available.
Very low	Land use or asset is of very low importance and rarity with alternatives available.

14.4.17. Table 14-7 identifies the sensitivity criteria that have been used to inform the assessment of effects relating to agricultural land holdings. This has been informed by guidance from the National Highways Design Manual for Roads and Bridges (DMRB)[11], which outlines suggested methodology for assessing impacts arising from projects similar in nature and geography to the Scheme.

Table 14-7: Sensitivity Classification Criteria – Agricultural Land Holdings

Level of Sensitivity	Classification
High	Areas of land in which the enterprise is dependent on the spatial relationship of land to key agricultural infrastructure and access between land and key agricultural infrastructure is required on a frequent basis (weekly)
Medium	Areas of land in which the enterprise is partially dependent on the spatial relationship of land to key agricultural infrastructure and access between land and key agricultural infrastructure is required on a reasonably frequent basis (monthly).
Low	Areas of land which the enterprise is not dependent on the spatial relationship of land to key agricultural infrastructure and access

[11] Highways England; Transport Scotland; Welsh Government; Department for Infrastructure (Northern Ireland) (2020) Design Manual for Roads and Bridges (DMRB): LA 112 Population and Human Health. Available at: https://www.standardsforhighways.co.uk/tses/attachments/1e13d6ac-755e-4d60-9735-f976bf64580a?inline=true. [Accessed 7 November 2025].

Level of Sensitivity	Classification
	between land and key agricultural infrastructure is required on an infrequent basis (monthly or less frequent).
Very low	Areas of land which are infrequently used on a non-commercial basis.

Magnitude of Impact

14.4.18. The magnitude of the socio-economic impacts associated with the Scheme have been assessed as being high, medium, low or very low. Table 14-8 identifies the magnitude of impact criteria that have been used to assess the socio-economic receptors relating to employment, Gross Value Added (GVA) and the accommodation sector.

Table 14-8: Magnitude Classification Criteria - Local Economy, Employment and Accommodation sector

Level of Magnitude	Classification
High	An impact that is expected to have considerable adverse or beneficial socio-economics effects. Such impacts will typically affect large numbers of businesses, workers or residents.
Medium	An impact that will typically have a noticeable effect of a moderate number of businesses, workers or residents, and will lead to a small change to the study area's baseline socio-economic conditions.
Low	An impact that is expected to affect a small number of businesses, workers or residents or an impact that may affect a larger number of receptors but does not materially alter the study area's baseline socio-economic conditions.
Very low	An impact which has very little change from baseline conditions where the change is barely distinguishable, approximating to a "no change" situation.

14.4.19. Table 14-9 identifies the magnitude of impact criteria which have been used to assess the impacts on local land use receptors, including private and community land and assets and agricultural land holdings. This has also been informed by the National Highway Design Manual for Roads and Bridges[11].

Table 14-9: Magnitude Classification Criteria - Local Land Use Receptors (residential properties, business premises, open space, community facilities, visitor attractions and agricultural land holdings)

Level of Magnitude	Classification
High	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 accommodate the Scheme; and/or introduction (adverse) or removal (beneficial) of complete severance with no/full accessibility provision.
Medium	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 holdings; and/or introduction (adverse) or removal (beneficial) of severe severance with limited / moderate accessibility provision.
Low	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 property, businesses, community assets or agricultural holdings; and/or introduction (adverse) or removal (beneficial) of severance with adequate accessibility provision.
Very low	Very minor loss or detrimental alteration to one or more characteristics, features or elements. e.g. acquisition of non operational land or buildings not

Level of Magnitude	Classification
	directly affecting the viability of property, businesses, community assets or agricultural holdings; and/or very minor introduction (adverse) or removal (beneficial) of severance with ample accessibility provision.

14.4.20. Table 14-10 identifies the magnitude of impact criteria which have been used to assess the impacts on development land.

Table 14-10: Magnitude Classification Criteria – Development Land

Level of Magnitude	Classification
High	A permanent impact that adversely affects the value of a development land resource, with recovery unfeasible; or an impact that enhances the value and quality of a development land resource.
Medium	An impact that adversely affects the value of a development land resource, but a recovery is feasible with no permanent impacts; or an impact that has a discernible beneficial impact on the development land resource.
Low	An impact that adversely affects the value of development land resource, temporary in nature, with a recovery is expected within the short-term and no change predicted to its key attributes; or an impact that has a slight beneficial impact on the development land resource attributes compared to baseline conditions.
Very low	An impact considered a very minor loss or benefit on the development land resource from baseline conditions.

Significance of Effect

14.4.21. The significance of effect in relation to Socio-Economics and Land Use has been assessed in accordance with the criteria provided in **ES Chapter 4:**

Overview of the EIA Process (Doc Ref. 6.1), and is shown in Table 14-11. Effects that are major or moderate are considered to be significant. Where the matrix includes multiple significance levels, professional judgement has been used to determine the most likely outcome.

Table 14-11: Significance Matrix

Magnitude of Impact	Sensitivity or Value			
	High	Medium	Low	Very low
High	Major	Major	Moderate	Minor
Medium	Major	Moderate	Minor	Negligible
Low	Moderate	Minor	Negligible	Negligible
Very low	Minor	Negligible	Negligible	Negligible

14.5. Assessment Assumptions and Limitations

14.5.1. The assessment is based on the Scheme design set out in **ES Chapter 2: The Scheme** (Doc Ref. 6.1) and shown on **ES Figure 1-1: Scheme Location** (Doc Ref. 6.2).

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

14.5.3. The assessment of the effects of the Scheme on the hotel, bed and breakfast and inns accommodation sector during the construction phase reflect a worst-case scenario and assesses the likely capacity against the demand from the potential peak construction workforce arising within 60-minute drive time of the Order Limits. The assessment of severance effects on land use receptors during the construction, operational and decommissioning phases is informed by **ES Chapter 15: Traffic and Access** (Doc Ref. 6.1) which also uses the potential peak construction workforce to assess a worst-case scenario. The assessment of effects on employment and GVA during construction has been based on the estimated average workforce over the construction programme, so as to avoid over-estimating the economic benefits of the Scheme.

14.5.4. Two cumulative assessment scenarios are set out in **ES Chapter 4: Overview of the EIA Process** (Doc Ref. 6.1) which are considered to capture the worst-case cumulative effects. For this chapter, the below scenario is considered to result in a worst-case assessment in relation to the cumulative schemes assessment:

- Scenario 1: Construction periods and the peak construction of the Scheme and the Grimsby to Walpole DCO, Outer Dowsing Offshore Wind Farm DCO, the Weston Marsh to East Leicestershire Project (WMEL) DCO and Ossian Wind Farm DCO overlap in 2031.

14.5.5. This is because in this scenario, the magnitude of cumulative impacts would be the greatest.

14.5.6. The assessment of cumulative effects on temporary accommodation facilities has been informed by estimates of construction staff provided within the DCO application documents of the relevant projects. However, in some cases, due to these projects being in early stages of development, these details are not readily available. Given the large variation in workforce numbers for large construction projects, it would not be reasonable to make an estimate of peak construction staff for these other projects. Therefore, these projects have been excluded from this cumulative assessment.

14.6. Baseline Conditions

14.6.1. This section describes the baseline environmental characteristics for the Scheme and surrounding areas with specific reference to Socio-Economics and Land Use.

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

14.6.3. The first part of this baseline section describes the local population and economy of the surrounding area. Key indicators have been established for:

- Population;
- Local economy and labour market;
- Employment;
- Deprivation;
- Tourism;
- Visitor accommodation.

14.6.4. The baseline for this first section is described relative to three geographies. The Principal Economic Impact Area is defined as a 60-minute drive time from the Scheme as shown in **ES Figure 14-7: 60-minute drive time from the Site** (Doc Ref. 6.2); this consists of 1,231 Lower Layer Super Output Areas (LSOAs). Where relevant, data is also provided for South Holland local authority, Lincolnshire County, East Midlands, and England.

14.6.5. The second part of this section describes the baseline for physical receptors and land use, with details outlined for the following types of receptors: residential properties, community facilities, business premises, visitor and tourist attractions, agricultural land holdings and development land.

Current Baseline

Local Population and Economy

Population

14.6.6. The 2021 Census provides data on the population of the study area and the comparator geographies. The study area (defined here as the Principal Economic Impact Area or 60-minute drive time) had a population of 2,146,488 in 2021, while South Holland's population was 95,122 and Lincolnshire's was 768,364. In the study area, 20.2% of the population were

aged over 65; this is a lower proportion than South Holland (23.9%) and Lincolnshire (23.4%), though slightly higher than the England national average (19.5%). The study area had a higher proportion of working age residents (62.7%) than South Holland (60.3%) and Lincolnshire (60.9%), though England, at 64.2%, has a higher proportion. Table 14-12 displays the population age profile across the three geographies.

Table 14-12: Population Age Distribution

	Study Area (Principal Economic Impact Area)	South Holland	Lincolnshire	East Midlands	England
Aged 0-14 (%)	17.2	15.8	15.6	16.9	17.4
Aged 15-64 (%)	62.7	60.3	60.9	63.6	64.2
Aged 65+ (%)	20.2	23.9	23.4	19.5	18.4

Economic Activity

14.6.7. Table 14-13 displays economic activity rates across the five geographies using Census 2021 data[12]. In 2021, 61.5% of the population within the study area were economically active, this is higher a proportion than South Holland (59.8%), Lincolnshire (57.2%), the East Midlands (59.9%), and the England national average (60.9%).

14.6.8. Of the economically active population in the study area, 2.6% were unemployed, slightly higher than the proportion in South Holland District (2.5%), but lower than Lincolnshire (2.8%), East Midlands (3.0%), and the England national average (3.5%).

[12] Office for National Statistics, (2022); Census 2021, TS066 - Economic activity status. Available at: Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk)

Table 14-13: Economic Activity

	Study Area	South Holland	Lincolnshire	East Midlands	England
Economically Active: Total (%)	61.5	59.8	57.2	59.9	60.9
Economically Active: Employed (%)	58.8	57.3	54.4	56.8	57.4
Economically Active: Unemployed (%)	2.6	2.5	2.8	3.0	3.5
Economically Inactive (%)	38.5	40.2	42.8	40.1	39.1

Qualifications

14.6.9. Table 14-14 categorises the over-16 population of the study area and the comparator geographies according to the highest level of qualification they have achieved, using 2021 Census data[13]. Within the study area, a lower proportion of over-16 residents (18.9%) have no qualifications than within South Holland (24.6%), Lincolnshire (20.5%), and the East Midlands (19.5%). However the study area has a higher proportion of over-16 residents with no qualifications than England as a whole (18.1%).

14.6.10. Within the study area, 30% of over-16 residents have attained a level 4 qualification or above. This figure is notably higher than for South Holland (20.1%) and Lincolnshire (25.6%), however, it is lower than the England national average (33.9%).

[13] Office for National Statistics, (2022); Census 2021, TS067 - Highest level of qualification. Available at: Nomis - Official Census and Labour Market Statistics - Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk)

Table 14-14 Highest Level of Qualification

	Study Area (Principal Economic Impact Area)	South Holland	Lincolnshire	East Midlands	England
No qualifications (%)	18.9	24.6	20.5	19.5	18.1
Level 1 and entry level qualifications (%)	10.8	12.5	10.9	10.4	9.7
Level 2 qualifications (%)	14.3	15.7	14.7	13.9	13.3
Apprenticeship (%)	6.0	7.1	6.7	6.0	5.3
Level 3 qualifications (%)	17.1	16	18.5	18.3	16.9
Level 4 qualifications or above (%)	30.0	20.1	25.6	29.1	33.9

Employment by Industry

14.6.11. The 2023 Business Register and Employment Survey[3] provides data on employment by industry, classifying industries by their Standard Industrial Classification (SIC), as seen in Table 14-15. At 16.4% of the working population, the largest industry in the study area by employment was wholesale and retail trade, higher than the regional and national average (15.2% and 13.7%), but lower than the proportion in Lincolnshire and South Holland (17.1% and 22.9%, respectively).

14.6.12. In the study area, 4.8% of the working population worked in the construction sector. This is slightly higher than the proportion in East Midlands (4.3%), and England as a whole (4.7%), but lower than the 5% reported in South Holland.

Table 14-15: Employment by Industry

	Study Area (Principal Economic Impact Area)	South Holland	Lincolnshire	East Midlands	England
A: Agriculture, forestry and fishing (%)	0.3	5	2.7	0.7	0.5
B: Mining and quarrying (%)	0.1	0	0.1	0.2	0.1
C: Manufacturing (%)	11.6	17.1	11.6	12.3	7.4
D: Electricity, gas, steam and air conditioning supply (%)	0.2	0.1	0.2	0.5	0.3
E: Water supply; sewerage, waste management and remediation activities (%)	1.1	0.5	1.2	0.7	0.7
F: Construction (%)	4.8	5	4.8	4.3	4.7
G: Wholesale and retail trade; repair of motor vehicles and motorcycles (%)	16.4	22.9	17.1	15.2	13.7
H: Transportation and storage (%)	6.3	10	4.4	7	5.1

	Study Area (Principal Economic Impact Area)	South Holland	Lincolnshire	East Midlands	England
I: Accommodation and food service activities (%)	6.8	4.3	8.9	7	7.8
J: Information and communication (%)	3.5	0.7	2	2.7	4.8
K: Financial and insurance activities (%)	1.2	0.6	0.6	1.4	3.4
L: Real estate activities (%)	2	0.9	1.5	1.7	1.9
M: Professional, scientific and technical activities (%)	7.3	3.6	5.1	7.4	9.6
N: Administrative and support service activities (%)	7.6	11.4	7.2	7.6	8.9
O: Public administration and defence; compulsory social security (%)	3.1	1.3	3.8	4.1	4.4
P: Education (%)	9.7	5.7	8.9	9	8.6
Q: Human health and social work activities (%)	13.5	8.6	16	14.6	13.5
R, S, T, U: Other (%)	4.2	2	4.2	3.8	4.6

GVA Output

14.6.13. GVA data is provided at local authority level for 2023 by ONS[5]. South Holland's total GVA in 2023 was £2,586 million, approximately 1.9% of East Midland's GVA in 2022 (£139,723 million). The largest industry in South Holland is manufacturing, comprising £378 million of South Holland's GVA (14.6%). The second largest industry by proportion of GVA is wholesale and retail trade (£368 million, 14.2%), followed by agriculture, forestry, fishing, mining and quarrying (£327 million, 12.6%).

14.6.14. In the East Midlands, the average GVA per worker in the construction sector was £121,000 in 2023. This is derived by dividing the GVA in the East Midlands construction industry (£11,046 million) by the number of construction workers stated in the Business Register and Employment Survey[3] (91,000).

Tourism

14.6.15. In South Holland, the total GVA within 'employment activities; tourism and security services' was £86 million in 2023, representing 3.3% of South Holland's total GVA. In comparison, within the same sector, the GVA in the East Midlands was £2,692 million, representing 1.9% of total East Midlands GVA.

14.6.16. Within the 60-minute study area, 6.8% of the workforce were employed in the accommodation and food service sector. This is similar to the proportion in the East Midlands (7%), whilst slightly lower than the proportion in England as a whole (7.8%).

14.6.17. The economic impact of the tourism industry in Lincolnshire has been estimated using the Global Tourism Solutions STEAM Model[6]. The total economic impact of the industry was measured to be £2,013 million in 2024, an increase of £50 million (or 2.5%), from 2023. The largest contributing sector was shopping, contributing £511 million, followed by food and drink, contributing £420 million.

14.6.18. Using the STEAM Model[6], in 2024, there were 16.6-million-day visitors to Lincolnshire, remaining at a similar level as 2023 (16.59 million). There were 3.43 million overnight visitors in 2024, decreasing from 3.57 million in 2023.

14.6.19. These statistics show that tourism and visitor spending plays a notable role in the economy of South Holland and surrounding areas. Whilst visitor numbers to Lincolnshire have fallen slightly, the spending, contributing to the economy, has increased in the last year.

Deprivation

14.6.20. Based on the 2019 Indices of Multiple Deprivation (IMD)[4], which is measured at local authority level, South Holland is in the top 50% most deprived local authorities in England, ranked 144th out of 317 (where 1 is most deprived). Deprivation levels vary across the local authority area. None of the Lower Super Output Areas (LSOAs) in South Holland are ranked amongst the 10% most deprived LSOAs nationally.

Local Accommodation Services

14.6.21. During the construction phase, workers who live too far away to be based at home will need temporary accommodation during the week. It is expected that construction workers will be housed within large visitor accommodation establishments in nearby towns and cities with good public transport access to London and other metropolitan areas. While there are other supply options available, including smaller visitor accommodation establishments and Airbnb's, this accommodation strategy would allow the contractor to efficiently transport workers via shuttle bus to the Site and would be a more efficient and sustainable solution than housing construction workers within small bed and breakfast and inn accommodation spread across the local area, which is rural in nature. Large hotels which have been considered within the analysis have been defined as hotels with over 50 rooms and classed as either 'economy' or 'midscale' by CoStar, a property resource website[7]. Total large hotel capacity (within 60 minutes' drive of the Site) is 6,543 rooms. This can be adjusted based on VisitBritain Seasonal Occupancy Survey Rates[8] from 2024 to reflect how this capacity will vary throughout the year. These adjustments result in the monthly room availability numbers seen in Table 14-16. It can be seen that availability is lowest in July, when there are 981 rooms available in large hotels after existing demand.

Table 14-16: Large Hotel Capacity adjusted for Seasonal Occupancy Rates

Month	Room Occupancy (%)	Rooms in Large Hotels Typically Available after Existing Demand
January	64	2,355
February	73	1,767
March	75	1,636
April	77	1,505

Month	Room Occupancy (%)	Rooms in Large Hotels Typically Available after Existing Demand
May	80	1,309
June	83	1,112
July	85	981
August	81	1,243
September	84	1,047
October	82	1,178
November	81	1,243
December	75	1,636

Local Receptors

Residential Properties

14.6.22. There are no residential buildings within the Order Limits of the Solar Development Areas and Inter-Array Connections, or within the Grid Connection Route.

14.6.23. There is a small number of residential properties which are surrounded by the Site; these properties are not included within the Order Limits, except where elements of their accessways or gardens may be required for access to utilities for the construction of the Scheme. These can be seen on **ES Figure 14-1: Residential Properties in the Vicinity of Solar Development Areas and Inter-Array Connections** (Doc Ref. 6.2) and **ES Figure 14-2: Residential Properties in the Vicinity of Grid Connection Route** (Doc Ref. 6.2).

14.6.24. The area surrounding the Site is largely rural, comprising of agricultural land and small villages. Villages with residential receptors located within 500m of the Site are:

- Gedney Hill;
- Cowbit;
- Shepeau Stow;
- Whaplode Drove;
- Holbeach Drove;

- Weston;
- Weston Hills; and
- Low Fulney.

Business Properties

14.6.25. There are no businesses within the Order Limits, however, there are 51 businesses within 500m of the Site. 16 of these are within 500m of the Solar Development Areas, 10 are within 500m of the Inter-Array Connections, and 25 are within 500m of the Grid Connection Route. These are listed in Table 14-17, and can be seen on **ES Figure 14-5: Business Premises in the Vicinity of Solar Development Areas and Inter-Array Connections** (Doc Ref. 6.2) and **ES Figure 14-6: Business Premises in the Vicinity of Grid Connection Route** (Doc Ref. 6.2).

Table 14-17: Business Properties within 500m of the Site

Receptor ID	Business Name	Location	Distance from Site
Solar Development Areas			
BP-01	Kay's Mucky Pups Dog Grooming	Peak Hill	400m
BP-02	Bettaland Products	Crowland	275m
BP-03	Material Change, Decoy Farm	Crowland	275m
BP-04	SA Grab Services	Crowland	275m
BP-05	Peterborough and Spalding Gliding Club	Crowland	480m
BP-06	Claypack Ltd	Crowland	480m
BP-07	Fenland Tractors Ltd	Shepaeu Stow	60m
BP-08	YouGarden	Holbeach Drove	50m
BP-09	Fabric Paper Scissors Studio	Holbeach Drove	75m

Receptor ID	Business Name	Location	Distance from Site
BP-10	Homestead Equine Saddlery	Holbeach Drove	180m
BP-11	JM Bespoke Needlework	Gedney Hill	60m
BP-12	Hunters Bar and Restaurant	Gedney Hill	215m
BP-13	The Pretty Parlour	Gedney Hill	215m
BP-14	North View Lakes Caravan Park	Gedney Hill	250m
BP-15	Springfield farm Campsite	Gedney Hill	480m
BP-16	The Pantry at Gedney Hill	Gedney Hill	480m
Inter-Array Connections			
BP-17	Johnson P & S M Ltd	Whaplode Drove	Adjacent
BP-18	Brass Care Repair Shop	Whaplode Drove	120m
BP-19	Childminding in Spalding	Whaplode Drove	300m
BP-20	Fennite Metalworks	Whaplode Drove	300m
BP-21	WJ Webb and Co Ltd	Whaplode Drove	320m
BP-22	Ashleigh Lakes Caravan Park	Whaplode Drove	330m
BP-23	WH Brand MG Spalding	Whaplode Drove	400m

Receptor ID	Business Name	Location	Distance from Site
BP-24	Holbeach Drove Store and Filling Station	Holbeach Drove	Adjacent
BP-25	Canine Pregnancy Scanning Lincolnshire	Holbeach Drove	440m
BP-26	Carrington Groomers Dog Grooming	Holbeach Drove	450m
Grid Connection Route			
BP-27	Myton Horticultural Spalding	East Spalding	Adjacent
BP-28	GT4 Auto Repair Services	Weston	Adjacent
BP-29	Mulini Exhibition Displays and Services	Weston	Adjacent
BP-30	Baytree Hand Car Wash	Weston	50m
BP-31	Oasis Pools and Spas	Weston	70m
BP-32	Flamecraft Stove Shop	Weston	120m
BP-33	Baytree Owl and Wildlife Centre	Weston	140m
BP-34	Strange Apparitions Shop	Weston	150m
BP-35	Uptown Vinyl Records	Weston	150m

Receptor ID	Business Name	Location	Distance from Site
BP-36	Baytree Garden Centre	Weston	200m
BP-37	The Hair Pavilion	Weston	230m
BP-38	The Edinburgh Woollen Mill	Weston	250m
BP-39	Fun Farm Car Boots Market	Weston	250m
BP-40	Fun Farm Spalding	Weston	250m
BP-41	Bloom and Wild Florist	Weston	480m
BP-42	Longfield Commercials	Weston Hills	Adjacent
BP-43	Cubit Electrical & Mechanical Engineering	Weston Hills	200m
BP-44	Myers Poplar Farm	Weston Hills	200m
BP-45	Bassodon Boarding Cattery	Weston Hills	360m
BP-46	Lucksbridge Horticulture Limited	Cowbit	Adjacent
BP-47	JW Tyrell and Sons Farm	Cowbit	220m
BP-48	Hunters Lodge Caravan Site	Cowbit	410m
BP-49	Kinder Garden Plants	Spalding	Adjacent
BP-50	Education Quizzes	Spalding	Adjacent

Receptor ID	Business Name	Location	Distance from Site
BP-51	Michal Czamara MC Electrical Services	Weston	50m

Community Facilities and Open Spaces

14.6.26. There are no community facilities or open spaces within the Order Limits.

14.6.27. There are 36 community facilities within 2km of the Order Limits. Eight of these are within 2km of the Solar Development Areas, five are within 2km of the Inter-Array Connections, and 23 are within 2km of the Grid Connection Route.

14.6.28. There are 18 open spaces within 2km of the Order Limits. Four of these are within 2km of the Solar Development Areas, one is within 2km of the Inter-Array Connections, and 13 are within 2km of the Grid Connection Route.

14.6.29. These community facilities and open spaces are identified in Table 14-18, and visible in **ES Figure 14-3: Community Land and Assets in the Vicinity of Solar Development Areas and Inter-Array Connections** (Doc Ref. 6.2) and **ES Figure 14-4: Community Land and Assets in the Vicinity of Grid Connection Route** (Doc Ref. 6.2).

Table 14-18: Community Facilities and Open Spaces within 2km of the Site

Receptor ID	Receptor Name	Location	Distance from Site
Solar Development Areas			
CP-01	Gedney Hill Golf Club	Gedney Hill	Adjacent
CP-02	Church of the Holy Trinity	Gedney Hill	620m
CP-03	Gedney Hill Post Office	Gedney Hill	620m
CP-04	Gedney Hill CofE Primary School	Gedney Hill	680m
CP-05	Crowland Airfield	Crowland	450m
CP-06	Normanton Road Play Area	Crowland	1.7km

Receptor ID	Receptor Name	Location	Distance from Site
CP-07	South View Community Primary School	Crowland	1.8km
CP-08	Country Kids Holbeach Drove Nursery	Holbeach Drove	120m
CP-09	Shepeau Stow Primary School	Shepeau Stow	50m
CP-10	Shepeau Stow Allotments	Shepeau Stow	80m
CP-11	Parish Church of Saint John Holbeach Fen	Holbeach St Johns	1.5km
CP-12	Holbeach St Johns Village Hall	Holbeach St Johns	1.5km
Inter-Array Connections			
CP-13	St John the Baptist Parish Church	Whaplode Drove	165m
CP-14	Elizabethan Centre	Whaplode Drove	250m
CP-15	Whaplode Drove Rovers FC	Whaplode Drove	250m
CP-16	Whaplode Drove Badminton Club	Whaplode Drove	250m
CP-17	Whaplode Drove Post Office	Whaplode Drove	300m
CP-18	Whaplode Drove Churchroom	Whaplode Drove	300m
Grid Connection Route			
CP-19	Sunflower Lodge Childcare Nursery	Spalding	1.1km
CP-20	St Paul's Church	Spalding	1km

Receptor ID	Receptor Name	Location	Distance from Site
CP-21	St Paul's Community Primary School and Nursery	Spalding	1.5km
CP-22	Tulip Academy Waterside Campus	Spalding	1.7km
CP-23	Spalding Academy	Spalding	1.8km
CP-24	Spalding Bowling Green	Spalding	1.9km
CP-25	Atton Avenue Park and Playspace	Spalding	1.25km
CP-26	Spalding Skate Park	Spalding	1.3km
CP-27	Springfields Festival Gardens	Spalding	550m
CP-28	Low Fulney Allotments	Low Fulney	850m
CP-29	Berry Grove Childcare Nursery	Low Fulney	900m
CP-30	Honeypot Day Nursery	Weston Hills	900m
CP-31	Weston Hills CofE Primary School	Weston Hills	1.1km
CP-32	St John the Evangelist Church	Weston Hills	950m
CP-33	Cowbit Park	Cowbit	650m
CP-34	Cowbit St Mary's CofE Primary School	Cowbit	1.1km
CP-35	St Mary's Church	Cowbit	1.1km
CP-36	Cowbit Post Office	Cowbit	950m
CP-37	St James Church	Moulton Chapel	850m
CP-38	Moulton Chapel Community Centre	Moulton Chapel	875m

Receptor ID	Receptor Name	Location	Distance from Site
CP-39	Moulton Chapel Methodist Church	Moulton Chapel	875m
CP-40	Moulton Chapel Primary School	Moulton Chapel	1.7km
CP-41	Moulton Chapel Post Office	Moulton Chapel	1km
CP-42	Wiles Avenue Playspace	Moulton Chapel	1km
CP-43	Moulton Chapel Playing Fields	Moulton Chapel	1.4km
CP-44	Delgate Bank Allotments	Weston	500m
CP-45	St Mary's Church	Cowbit	1.1km
CP-46	Weston Village Hall	Weston	600m
CP-47	Weston St Mary's CofE Primary School	Weston	550m
CP-48	John Harrox Primary School	Moulton	1.9km
CP-49	Moulton Parish Cemetery	Moulton	1.7km
CP-50	Moulton Harrox Sports Field	Moulton	1.9km
CP-51	Spalding Golf Club	Spalding	1km
CP-52	Cowbit Village Hall	Cowbit	1km
CP-53	Momotaro Garden at Springfields Festival Gardens	Spalding	550m
CP-54	Warren Free Memorial Garden	Spalding	1.25km

14.6.30. Members of the Holbeach & District Angling Club are authorised to fish in the watercourse that runs directly alongside the eastern border of Solar Development Area Land Parcel D, as well as South Holland Main Drain which intersects the Solar Development Areas parallel to Langary Gate Road.

Visitor Attractions

14.6.31. There are no visitor attractions within the Site. There are two Scheduled Monuments within the Site, however, they are currently being farmed by the existing landowner and do not act as visitor attractions for the public (see **ES Chapter 8: Cultural Heritage** (Doc Ref. 6.1) for further detail). There are some local visitor attractions within 500m of the Site, noting that these are businesses, accommodation premises or open spaces which have already been listed within Table 14-17 and Table 14-18 above.

14.6.32. The following local visitor attractions (which as noted above are already recorded as businesses or open spaces within Table 14-17 and Table 14-18) are within 500m of the Site:

- Baytree Garden Centre;
- Baytree Owl and Wildlife Centre;
- Fun Farm Spalding;
- Hunters Lodge Caravan Site;
- Peterborough and Spalding Gliding Club;
- Hunters Bar and Restaurant;
- North View Lakes Caravan Park;
- Ashleigh Lakes Caravan Park;
- JW Tyrell and Sons Pumpkin Farm;
- Tulip Academy Waterside Campus;
- Spalding Skate Park;
- Springfields Festival Gardens;
- Gedney Hill Golf Club;
- Elizabethan Centre;
- Whaplode Drove Rovers FC.

Development Land

14.6.33. The assessment of effects on development land considers the potential for the Scheme to conflict with, hinder or otherwise adversely affect development land. Meanwhile, the cumulative effects section of this chapter (see Section 14.11) considers whether the Scheme and the identified schemes and allocations might together cause significant effects. There are a number of Nationally Significant Infrastructure Project (NSIP) applications within 500m of the Site. One of these is the Grimsby to Walpole overhead line and substation development, which is at pre-application stage and which will provide the Weston Marsh substation that the Scheme will connect into. The substation will overlap with the Grid Connection Route of the Scheme, and the overhead line will be in close parallel alignment for a section of the route. The Ossian Wind Farm EIA Scoping Boundary intersects the Site. The Weston Marsh to East Leicestershire OHL also crosses the Order Limits of the Scheme and the Outer Dowsing Wind Farm is located in close proximity to the north.

14.6.34. There are three Town and Country Planning Act (TCPA) planning applications within 500m of the Site:

- H09-0501-23: Erection of Agricultural Machinery Assembly Facility, Research and Training Facility, Ground Mounted Solar Array and Associated Infrastructure, adjacent to the Site.
- H02-0875-22: King Prawn Hatchery, Grow Out and Processing Facility, adjacent to the Site.
- H13-0570-22: Demolition of straw bale building and erection of industrial units, change of use of area of domestic garden to commercial use including areas of new concrete surfacing, palisade security fencing and gates, 275m from the Site.

14.6.35. According to the South East Lincolnshire Local Plan 2011-2036[14], there are five housing allocation sites within 500m of the Site:

- Wsn029, on Weston High Road, approximately 150m from the Site;
- Wsn003, on Weston High Road, approximately 100m from the Site;

[14] South East Lincolnshire Join Strategic Planning Committee (2019). South East Lincolnshire Local plan 2011-2036. Available at: Adopted Plan - South East Lincolnshire Local Plan [Accessed 7 November 2025].

- Geh004, on Mill Lane Gedney Hill, approximately 50m from the Site;
- Geh003, on Hillgate Gedney Hill, approximately 300m from the Site; and
- Geh015, on Hillgate Gedney Hill, approximately 300m from the Site.

14.6.36. There are two established employment sites within 500m of the Site:

- SP030, on Marsh Road Spalding, approximately 450m from the Site;
- WE001, on High Road Weston, approximately 480m from the Site.

14.6.37. A mineral safeguarding area (MSA) for sand and gravel also overlaps with the Solar Development Areas boundary, specifically at the south-west corner of Solar Development Parcel A (refer to **Appendix F: Mineral Safeguarding Assessment** of the **Planning Statement** (Doc Ref. 7.1)).

Agricultural Land

14.6.38. **ES Chapter 5: Agriculture and Soils** (Doc Ref. 6.1) assesses the likely significant effects resulting from the Scheme on agricultural land and soils; however, likely economic effects to individual agricultural land holdings are assessed within the Land Use sections of this chapter.

14.6.39. There are a total of five landowners within the Solar Development Areas. Some landowners have land within more than one of the Solar Development Parcels (A, B, C and D). Farming is undertaken by the landowners; there are no tenant farmers.

14.6.40. There are a total of 42 agricultural landowners located within the Grid Connection Route and three tenants who farm the agricultural land.

14.6.41. There are a total of 14 agricultural landowners located within the Inter-Array Connections and two tenants who farm the agricultural land.

Future Baseline

14.6.42. This section considers those changes to the baseline conditions, described above, that might occur in the absence of the Scheme and during the time period over which the Scheme would have been in place.

14.6.43. Future baseline scenarios are outlined in **ES Chapter 4: Overview of the EIA Process** (Doc Ref. 6.1) and described for Socio-Economics below.

14.6.44. A future year of 2047 has also been considered in this section, which reflects 18 years post construction (assumed commencement of 2029). Data on ONS population projections[9] is only available up until 2047 and therefore has been used as for the future baseline population projections.

14.6.45. In the absence of the Scheme, the future baseline is anticipated to be largely the same as the existing baseline for Socio-Economics. However, it would be reasonable to expect that the population would increase. According to ONS population projections[9], the population of South Holland is expected to increase from 100,706 in 2025 to 116,366 in 2047, which represents an increase of 15.6%. The population of Lincolnshire is projected to increase from 795,667 to 865,110 which represents a smaller increase of 8.7%. In the East Midlands and England as a whole, there are expected to be increases of 9.6% and 9.3%, respectively.

14.6.46. Table 14-19 illustrates the population projections broken down by age group at five-year intervals and in 2025 as the baseline reference. It shows that by 2047, the percentage of the working-age population in South Holland and Lincolnshire will fall from 60% to 57.2% and 60.7% to 58%, respectively. The percentage of the population aged 65 and over will grow from 24.3% in South Holland in 2025 to 30.3% in 2047, and from 24.4% to 30.2% in Lincolnshire. This is indicative of trends in both East Midlands and England more generally.

Table 14-19: Population Projections by Age Breakdown

Area	Age	2025	2028	2033	2047
South Holland	Aged 0-14 (%)	15.7	15.2	14.1	12.6
	Aged 15-64 (%)	60.0	59.4	58.4	57.2
	Aged 65+ (%)	24.3	25.4	27.5	30.3
Lincolnshire	Aged 0-14 (%)	14.9	14.1	12.9	11.7
	Aged 15-64 (%)	60.7	60.2	59.2	58.0
	Aged 65+ (%)	24.4	25.7	28.0	30.2
East Midlands	Aged 0-14 (%)	16.2	15.4	14.4	13.6
	Aged 15-64 (%)	63.7	63.5	62.9	62.2
	Aged 65+ (%)	20.1	21.1	22.7	24.2
England	Aged 0-14 (%)	16.5	15.8	14.8	14.3
	Aged 15-64 (%)	64.5	64.3	63.8	62.9
	Aged 65+ (%)	19.0	19.9	21.4	22.9

14.6.47. In terms of the local economy, it would be reasonable to expect that employment and GVA would increase, associated with the expected increase in population.

14.6.48. Businesses and community facilities may open and close, however, it is not expected that there will be any perceptible changes to the current baseline conditions and policies affecting them. When considering effects on these land-use receptors, the assessment therefore uses the current baseline for construction, operational and maintenance and decommissioning phase effects.

14.7. Embedded Mitigation

14.7.1. This section contains the mitigation measures relevant to this chapter that are already incorporated into the Scheme design and the management plans submitted with the DCO application, as described in **ES Chapter 2: The Scheme** (Doc Ref. 6.1). This includes measures that form part of the **Outline Construction Environmental Management Plan (OCEMP)** (Doc Ref. 7.10), **Outline Operational Environmental Management Plan** (**OOEMP**) (Doc Ref. 7.11), **Outline Decommissioning Environmental Management Plan (ODEMP)** (Doc Ref. 7.12), and **Outline Soil Management Plan (OSMP)** (Doc Ref. 7.14) for example.

Outline Management Plans

14.7.2. An **OCEMP** (Doc Ref. 7.10), **OOEMP** (Doc Ref. 7.11), **ODEMP** (Doc Ref. 7.12) and **OSMP** (Doc Ref. 7.14) have been prepared as part of the DCO Application. The OCEMP (Doc Ref. 7.10) sets out a number of measures to mitigate construction phase effects on the local community and existing facilities from a Socio-Economics and Land Use perspective. This includes, but is not limited to, the following:

- Develop and implement a stakeholder communications plan that includes community engagement before construction first starts;
- Core construction working hours on-site of 07:00 to 19:00 on Monday to Friday and 08:00 to 13:30 on Saturday;
- Environmental monitoring of the Scheme and its impacts throughout the construction phase. The Principal Contractor will allocate a designated Environment Manager, who will observe site activities and report any deviations from the detailed CEMP(s) at the earliest opportunity;
- A Community Liaison Group will be set up in accordance with the relevant DCO requirement prior to construction and will continue through until final commissioning of the Scheme as a formal forum for local issues to be raised. A Community Liaison Officer will be appointed to lead discussions with local communities and also act as the primary point of contact should there be any queries or complaints; and
- A detailed Construction Traffic Management Plan (CTMP) will be developed by the Principal Contractor in consultation with the appropriate local planning authorities, and in accordance with the **Outline CTMP** (Doc Ref. 7.13) submitted with the DCO Application. This is secured by a requirement of the **draft DCO** (Doc Ref. 3.1). The **Outline**

CTMP (Doc Ref. 7.13) sets out that sustainable travel will be promoted for usage by construction staff travelling to and from the Scheme, with a shuttle bus strategy implemented for non-local workers.

14.7.3. In the **OOEMP** (Doc Ref. 7.11), there are some measures to mitigate operational phase effects on the local community and existing facilities from a Socio-Economics and Land Use perspective. This includes liaising with operational personnel for potential to implement staff minibuses and car sharing options.

14.7.4. The **ODEMP** (Doc Ref. 7.12) includes similar measures to the CEMP. As well as this, a Decommissioning Traffic Management Plan (DTMP) will be developed by the Principal Contractor prior to decommissioning in consultation with the local planning authorities. This will include a Decommissioning Worker Travel Plan (DWTP) to utilise sustainable modes of transport for journeys to and from the site.

14.7.5. The **OSMP** (Doc Ref. 7.14) sets out how loss of soil material and loss of soil functional capacity for supporting agricultural production will be avoided during construction, operation, and decommissioning of the Scheme.

14.8. Assessment of Potential Impacts and Likely Significant Effects

14.8.1. The Scheme as outlined in **ES Chapter 2: The Scheme** (Doc Ref. 6.1) has been considered in assessing the likely impacts and effects of the Scheme, whilst considering the embedded mitigation described within this chapter.

Construction Phase

Employment

14.8.2. Subject to being granted consent, the assumed start of construction is 2029. Operation is assumed to commence in 2033. Therefore, likely employment effects would be of a medium-term temporary nature. Although these jobs are temporary, they represent a positive economic effect for a substantial period that can be estimated as the function of the scale and type of activities required to construct the Scheme.

14.8.3. It is estimated that the Scheme would require an average of 184 gross direct Full Time Equivalent (FTE) jobs on-site per day during the construction phase, assumed to be equivalent to 184 FTE jobs per annum. The size of the workforce is based on activities required and would fluctuate during the period, being both higher and lower than average at times.

Leakage

14.8.4. Leakage effects are the benefits to those outside the study area, defined as a 60-minute travel area in any direction from the Site as shown in Table 14-3. It is estimated that 40% of construction staff could be sourced from the study area. This would be subject to labour availability and take-up at the time of construction, however, it is considered to be a reasonable assumption on which to base this assessment, based on professional experience and benchmarking against other comparable renewable energy projects and overhead line transmission projects. As such, 60% of staff would be likely to reside outside of this study area. This indicates that although a reasonably high proportion of employment opportunities would be retained in the study area, a noticeable number of jobs would be taken up by people living outside of the study area. Whilst it is not a specific consideration of the assessment, it is noted that a larger proportion of the jobs taken up by people living outside the area would likely be in more specialised solar PV and overhead line professions owing to the scarcity of such resources within localised areas compared with less skilled professions.

14.8.5. An adjustment of 60% has therefore been applied to the estimated average 184 gross direct construction jobs on-site during the construction phase to

estimate the jobs created within the target area. On this basis, it is estimated that the Scheme would create 74 FTE jobs per annum for residents within the study area during the construction phase, and 110 FTE jobs per annum for residents outside the study area.

Displacement

14.8.6. Displacement measures the extent to which the benefits of a development are offset by reductions in output or employment elsewhere. Any additional demand for labour cannot simply be treated as a net benefit since it has the potential to displace workers from other positions and the net benefit is reduced to the extent that this occurs.

14.8.7. Construction workers typically move between construction projects when delays occur or to help the workforce meet construction deadlines. Due to the flexibility of the labour market, construction labour force displacement has been assumed to be low.

14.8.8. HCA Additionality Guide[1] provides standards (or 'ready reckoners') for displacement. Within the context of a construction project in the study area, a low displacement factor for 25% is considered appropriate according to the HCA Additionality Guide. This level of displacement reflects that there are expected to be some displacement effects (although only to a limited extent) and has been used in assessments for other comparable renewable energy schemes. Applying this level of displacement to the total gross direct average employment figure results in a total net direct employment figure of 138 FTE jobs per annum during the construction phase.

Multiplier Effect

14.8.9. In addition to the direct employment generated by the construction of the Scheme, there would be an increase in local employment arising from indirect and induced effects of the construction activity. Employment growth would arise locally through manufacturing services and suppliers to the construction process (indirect or supply linkage multipliers). Additionally, it is assumed that part of the income of the construction workers and suppliers would be spent in the study area, generating further employment (in terms of induced or income multipliers).

14.8.10. The effect of the multiplier depends on the size of the geographical area that is being considered, the local supply linkages and income leakage from the area. The HCA Additionality Guide provides 'ready reckoner' composite multipliers (the combined effect of indirect and induced multipliers) to account for this. The study area is likely to have 'average' supply linkages and

induced effects, based on the scale of its economy compared to other locations. Therefore, a medium multiplier effect of 1.5 (which the HCA Guidance indicates will be appropriate for the majority of interventions) has been considered appropriate. Applying the 1.5 multiplier to the total net direct employment figure of 138 workers results in net indirect and induced employment of 69 jobs per annum during the construction phase.

Net Construction Employment

14.8.11. Table 14-20 presents the temporary annual employment generated by the Scheme, accounting for leakage, displacement, and multiplier effects. The Scheme would support, on average, 207 total net jobs per annum during the construction phase. Of these, 83 jobs per annum would be expected to be taken up by residents within the study area.

Table 14-20: Net Additional Construction Employment Per Annum from the Scheme

	Study Area (60-minute travel area)	Outside Study Area	Total
Gross Direct Employment	74	110	184
Displacement	18	28	46
Net Direct Employment	55	83	138
Indirect and Induced Employment	28	41	69
Total Net Employment	83	124	207

14.8.12. The **Outline Skills, Supply Chain and Employment Plan** (Doc Ref. 7.17) sets out a variety of interventions which would be pursued post-consent to maximise the economic benefits of the Scheme, for example promoting local employment, apprenticeships and education. The production of a Final Skills, Supply Chain and Employment Plan, which will be subject to approval by South Holland District Council, will be secured through the **Draft DCO** (Doc Ref. 3.1).

14.8.13. The sensitivity of the local workforce to employment changes has been assessed as medium, given unemployment rates in the area. The most recent available data shows the study area (60-minute travel area) to have slightly higher unemployment than South Holland District, but slightly lower unemployment than Lincolnshire, the East Midlands and England. The direct, indirect and induced employment created from the construction of the Scheme must be judged in the context of the labour pool of construction workers in the study area (approximately 44,000 according to BRES 2022 data)[3]. As the employment requirements associated with the Scheme's construction are relatively small compared to the labour pool of construction workers in the area, the impact of construction employment generation in the study area has been assessed as temporary low beneficial. This results in a medium-term temporary **minor beneficial effect**. This is **not considered significant**.

Gross Value Added

14.8.14. Applying the average GVA per construction worker in the East Midlands to the total number of construction workers generated from the Scheme gives the total GVA arising from the construction phase. In the East Midlands, GVA per worker in 2023 in the construction sector was estimated to be £121,000 per head[16]. Applying this figure to the total direct construction workers generated by the Scheme, it is estimated that construction would contribute approximately £22.3 million per annum to the national economy, of which £8.9 million per annum would likely be within the study area[15], as shown in Table 14-21.

Table 14-21: Gross Direct Value Added Per Annum from the Scheme During the Construction Phase

	Study Area (60-minute travel area)	Outside Study Area	Total
GVA (£m)	8.9	13.4	22.3

14.8.15. The sensitivity of the economy within the study area has been assessed as medium, with GVA per head[16] being slightly lower in Lincolnshire compared

[15] This has been calculated based on the compound average GVA per worker in the construction sector in the East Midlands, as data is not published at the more granular, LSOA-derived, study area level to the same level of accuracy.

[16] ONS (2025) Regional GVA per head (Balanced Approach). Available at: Regional gross value added (balanced) per head and income components - Office for National Statistics. [Accessed 7 November 2025].

to the region and nation. Due to the scale of GVA generation associated with the Scheme relative to the study area GVA, this impact has been assessed as being of low magnitude. This results in a **minor beneficial effect** which is **not considered significant**.

Local Accommodation Services

14.8.16. Analysis of major hotels within a 60-minute drive time has been undertaken to assess likely capacity against the demand from the potential peak construction workforce. This assessment considers the potential for adverse impacts to be felt in economic sectors with dependencies on the local accommodation sector, in particular the tourism sector, if demand for accommodation exceeded supply during the construction phase.

14.8.17. As previously noted, the assessment focuses on major hotels, which have been defined as hotels with 50+ rooms (excluding luxury hotels). It is anticipated that in the interest of efficiency, the contractor's preference will be to house construction staff together, in establishments which can accommodate large groups and which are also where possible near public transport nodes, allowing for quick access via minibus to the Site. The following towns and cities within a 60-minute drive time have major hotels which have been included within the analysis: Peterborough, Cambridge, Lincoln, Corby, Huntingdon, Kettering, St Neots, Kings Lynn, Grantham, Boston and Wellingborough.

14.8.18. The peak construction workforce is estimated at 855 FTE staff per day. This estimate is based on a worst-case scenario whereby the peak for the Solar Development Areas and Inter-Array Connections (650) overlap with the peak for the Grid Connection Route (205). In practice, these two peaks may not coincide and therefore the actual peak may be substantially lower.

14.8.19. The analysis demonstrates that at peak workforce employment of 855 FTE staff and typical seasonal occupancy levels, 100% of the Scheme's construction workers could be accommodated in major hotels within 60-minutes' drive of the Scheme.

14.8.20. Table 14-22 shows existing seasonal demand and typical occupancy for the 60-minute drive time area. Under the worst-case peak construction workforce scenario, with 60% of workers not being home-based (in line with the leakage assumption), at peak occupancy (July), there would be 468 remaining rooms available (7% of total capacity) in major hotels.

14.8.21. Given this, it is concluded that the Scheme would have **no effect** on the tourism sector associated with a shortage of hotel, bed and breakfast, and

inns accommodation. It is anticipated that providers would be able to accommodate employees working at the Scheme without any adverse effects on the tourism sector. It is noted that accommodation businesses may welcome the additional trade generated by construction workers, and in particular increased occupancy during quieter months could provide a welcome benefit to accommodation establishments.

Table 14-22: Accommodation Capacity in Major Hotels within 60-Minute Drive Time from Scheme

Month	Room Occupancy (%)	Rooms in Large Hotels Typically Available after Existing Demand	Peak construction workers from outside Study Area	Remaining Rooms Available (availability as % of total)
January	64	2355	513	1,842 (28%)
February	73	1767	513	1,254 (19%)
March	75	1636	513	1,123 (17%)
April	77	1505	513	992 (15%)
May	80	1309	513	796 (12%)
June	83	1112	513	599 (9%)
July	85	981	513	468 (7%)
August	81	1243	513	730 (11%)
September	84	1047	513	534 (8%)
October	82	1178	513	665 (10%)
November	81	1243	513	730 (11%)
December	75	1636	513	1,123 (17%)

Private and Community Assets

Residential Properties, Business Premises, Community Facilities, and Open Space

14.8.22. There are no residential properties, local businesses (other than farming businesses, which are addressed further below), open spaces, community facilities or tourist attractions within the Solar Development Areas, Inter-

Array Connections, and Grid Connection Route and therefore no direct land use impacts are expected.

14.8.23. Activities related to the construction of the Scheme may restrict, or create severance to, the accessibility of these types of private and community assets. **ES Chapter 15: Traffic and Access** (Doc Ref. 6.1) considers potential severance effects arising from the Scheme. No significant severance effects were identified as a result of the construction of the Scheme. Eight road links and four junctions were assessed to likely experience minor adverse effects (not significant) as a result of construction, with all other tested road links and junctions expected to experience negligible effects. Additionally, these effects would be further mitigated by measures set out in the **OCEMP** (Doc Ref. 7.10) and the **OCTMP** (Doc Ref. 7.13).

14.8.24. Overall, sensitivity of private and community assets to socio-economic effects is assessed to be medium, due to the medium importance and rarity of private and community assets within the study area. Overall magnitude of impact is assessed to be low adverse. This reflects that there are no direct land use impacts on residential properties, business premises, community facilities and open space and indirect effects on land use via severance would be temporary and reversible. Overall, this results in a **minor adverse effect**, which is considered to be **not significant**.

Visitor attractions and tourism

14.8.25. There are no visitor attractions or accommodation establishments within the Site.

14.8.26. Whilst there are no major tourism attractions within 500m of the Site, there are a number of local visitor attractions and accommodation establishments whose details have been noted in Table 14-17 'business premises' and Table 14-18 'community facilities' within the baseline assessment. Relevant receptors include North View Lakes Caravan Park, Hunters Lodge Caravan Site, Baytree Owl and Wildlife Centre, JW Tryell and Sons Pumpkin Farm and Festival Gardens.

14.8.27. As outlined above, **ES Chapter 15: Traffic and Access** (Doc Ref. 6.1) has assessed that no receptors, including tourist and visitor attractions, will experience significant severance effects as a result of the construction of the Scheme. Eight road links and four junctions were assessed as to likely experience minor adverse effects (not significant) as a result of construction.

14.8.28. Additionally, these effects would be further mitigated by measures set out in the **OCEMP** (Doc Ref. 7.10) and the **OCTMP** (Doc Ref. 7.13).

14.8.29. As outlined in Table 14-22, it is anticipated that accommodation providers in towns and cities outside of South Holland would be able to cater for construction employees working at the Scheme when accounting for seasonal occupancy rates, meaning visitors would still be able to use local accommodation facilities and there would be no effect in this regard on the tourism sector.

14.8.30. Noting that there are no major visitor attractions in the local area, but that (as set out in section 0) tourism makes a notable contribution to the South Holland economy and is a priority in local economic development policy, the sensitivity of the tourism sector is assessed to be 'medium'.

14.8.31. Overall, taking the findings above into account, the magnitude of impact on the tourism sector has been assessed as low adverse. This reflects that are expected to be no direct land use impacts, no effect on the local accommodation capacity, and minor and temporary indirect effects via severance. This results in **minor adverse (not significant)** effect.

Agricultural Land Holdings - Grid Connection Route and Inter Array Connections

14.8.32. The Grid Connection Route and Inter Array Connections intersect agricultural land belonging to 42 and 14 landowners, respectively, and there are also three and two tenant farmers, respectively. The following works will be undertaken relating to underground cables and overhead lines, as noted in **ES Chapter 2: The Scheme** (Doc Ref. 6.1):

- Grid Connection Route:
  - An overhead line will be constructed as part of the Grid Connection Route. This will include the construction of pylon foundations, pylon towers, and hanging the wires along the pylons (a process known as 'stringing'). This process will require excavation, operation of heavy machinery, and scaffolding. Sections with these overhead lines would be subject to temporary loss of land to facilitate the construction and stringing works, temporary access tracks will also be constructed.
  - An underground cable will be constructed for an approximately 325m long section of the Grid Connection Route either through open cut trenching or trenchless crossing method, which will connect into Cable Sealing End Compounds on either side. A minimum depth of 0.9m above the cable duct will be maintained with a maximum working width of 60m (with a 75m deviation applied either side to tie in with the Cable Sealing End Compound and overhead line limits of deviation).

- Inter-Array Connections:
  - The 'Underground Inter-Array Connection' between Parcel A and B will be installed within trenches up to 2m wide and a minimum of 0.9m of soil kept above the cable duct, with a maximum working width of 15m either side of the cable (30m in total) and a 50m deviation applied either side, to allow for micro-siting of the alignment; trenchless crossing methods may also be required in some locations.
  - The 'Overhead Inter-Array Connection' between Parcel C and D would be completed within a 15m working width either side of the centre line of the alignment for access and material laydown, to provide a 30m working width. The Order Limits provide a 50m limit of deviation on either side of the working width, so that micro-siting of the alignment can be undertaken following detailed design.

14.8.33. Without mitigation, these construction activities could affect the integrity and utility of the farm holdings within the Grid Connection Route and Inter-Array Connections. However, the works will be temporary and limited in duration. Prior to start of construction, a detailed Soil Management Plan (SMP) will be published (in accordance with the **OSMP** (Doc Ref. 7.14)). This will ensure soils are not degraded by construction works and farming activities can re-commence following completion of the construction works.

14.8.34. Landowner agreements are being pursued, as tracked through the **Land Rights Tracker** (Doc Ref. 4.4), submitted with the DCO Application. These will include agreement of assurances, obligations and access that will be accepted upon entering the land and compensation, where applicable.

14.8.35. Activities related to the construction of the Scheme may create severance and restrict access of agricultural land holdings. However, ES **Chapter 15: Traffic and Access** (Doc Ref. 6.1) finds that no significant severance effects on local roads were identified as a result of the construction of the Scheme. Eight road links and four junctions were assessed to likely experience minor adverse effects (not significant) as a result of construction, with all other tested road links and junctions expected to experience negligible effects. Additionally, these effects would be further mitigated by measures set out in the **OCEMP** (Doc Ref. 7.10) and the **OCTMP** (Doc Ref. 7.13). Access to agricultural land not directly impacted by the Scheme would be managed through land agreements.

14.8.36. Agricultural land holdings have been assigned a medium sensitivity. Due to the rural nature of the land within the Site, there is potential for numerous

agricultural land holdings to be adversely affected by the Scheme, but there is also potential for substitution given the abundance of farm holdings in the surrounding area.

14.8.37. The magnitude of impact is assessed as low, given the temporary nature of works, the planned reinstatement measures, and the land agreements that are being pursued with the landowners.

14.8.38. Overall, as a result of the measures put in place, the change in land use on agricultural land holdings in the Grid Connection Route and Inter-Array Connections during construction is expected to result in an adverse impact of low magnitude for both landowners and tenants; with medium sensitivity, this leads to a **minor adverse** effect. This is considered **not significant**.

Agricultural Land Holdings – Solar Development Areas

14.8.39. The fields within the Solar Development Areas that are currently used to grow arable crops would cease to be part of a working farm during construction. However, voluntary land agreements have been reached with all landowners in the Solar Development Areas reflecting their consent to this land use change. For landowners within the Solar Development Areas, the Scheme is an opportunity to diversify their operations and generate income from their land. These payments will commence during the construction of the Scheme. There are no tenant farmers within the Solar Development Areas. As outlined in paragraph 14.8.36, agricultural land holdings have been assigned a medium sensitivity.

14.8.40. Whilst these areas of farmland would not be usable for agricultural activities during the construction of the Scheme, the relevant landowners will voluntarily be receiving a diversified form of income during the construction phase. The magnitude of this beneficial impact has been assessed to be medium.

14.8.41. Overall, the change in land use on agricultural land holdings within the Solar Development Areas during construction is expected to result in a beneficial impact of low magnitude for the landowners; with medium sensitivity, this leads to a **minor beneficial** effect. This is considered **not significant.**

Development Land

14.8.42. There is spatial overlap between the Grid Connection Route of the Scheme and the Grimsby to Walpole overhead line and substation development, and Weston Marsh to East Leicestershire overhead line, which are at pre-application stage, and with the Ossian Wind Farm EIA scoping boundary.

14.8.43. Promoters of these projects will be engaged with to share information on the construction process and timing of the Scheme as required, so that any potential for hinderance of or conflict with these other projects is minimised.

14.8.44. No other extant planning applications or local plan allocations are identified within the Solar Development Areas, Inter-Array Connections or Grid Connection Route.

14.8.45. There are five housing allocation sites within 500m of the site, two in Weston and three in Gedney Hill. There are also two TCPA planning applications adjacent to the Solar Development Area, detailed in Section 0 Baseline Conditions. Whilst there are no direct land use impacts on these sites, the potential for indirect severance effects has been assessed in **ES Chapter 15: Traffic and Access** (Doc Ref. 6.1). Results of this assessment suggest that along the A151, adjacent to the housing allocation sites in Weston, minor adverse (not significant) severance effects are expected. The junction between Langary Gate Road and the B1166, to the west of Gedney Hill, is also expected to experience minor adverse (not significant) severance effects. There are no significant severance effects.

14.8.46. Additionally, these effects would be further mitigated by measures set out in the **OCEMP** (Doc Ref. 7.10) and the **OCTMP** (Doc Ref. 7.13).

14.8.47. Development land has been appraised as a receptor of medium sensitivity, this is due to the moderate level of rarity and importance of development land in the surrounding area. The direct land use impacts associated with the two overlapping NSIPs noted above, and the impacts of transport severance, are assessed to be low adverse. Therefore, it is assessed that there is a **minor adverse** effect on development land, which is **not significant**.

14.8.48. There is also a mineral safeguarding area (MSA) for sand and gravel intersecting the Solar Development Area's boundary, at the south-west corner of Land Parcel A. Sensitivity has been assessed to be low for this MSA. This reflects that, according to the Lincolnshire Minerals and Waste Local Plan[17], large proportions of the land within Lincolnshire are safeguarded as sand and gravel areas meaning even with this small MSA within the Order Limits (18 hectares) Lincolnshire has sufficient permitted reserves of sand and gravel available.

[17] Lincolnshire County Council (2016). Lincolnshire Minerals and Waste Local Plan. Available at: Lincolnshire Minerals and Waste Local Plan [Accessed: 01/12/2025]

14.8.49. The magnitude of impact has been assessed to be low. This is because the Scheme encroaches into a very small proportion of the MSA, the deposits will not be permanently sterilised by the Scheme and can be extracted, if required, after its decommissioning (the design life of the Scheme is expected to be at least 40 years). The Solar Development Areas are also minimally invasive, and the proposals are not considered to affect the underlying geology. The frames supporting the solar panels would be driven at most 3.5m into the ground. The frames are fully removed (pulled out) on decommissioning. Overall, therefore, the Scheme would result in a **negligible** effect on MSA that is **not significant**.

14.8.50. Further assessment is provided within **Appendix F: Minerals Safeguarding Assessment** of the **Planning Statement** (Doc Ref. 7.1).

Operational Phase

Employment

14.8.51. The Scheme would generate long-term jobs once it is complete and operational. In estimating operational employment generation, it is important to consider not just the gross effects of the Scheme, but also net effects considering leakage, displacement and multiplier effects, as set out in Table 14-4.

Existing Employment

14.8.52. Currently, the Site predominantly consists of agricultural land (mainly arable with some grazing). Any loss of agricultural sector employment is likely to be minimal, given the Solar Development Area is farmed by landowners who have volunteered to include land within the Scheme rather than by tenant farmers. There may be some contractors who undertake some farming activities on the land, but such contractors would not be entirely reliant on these farms for employment. Within the Inter-Array Connections and the Grid Connection Route, disruption to farming activities would largely be temporary and short term only, so no operational loss of employment in this part of the Scheme is expected.

Total Net Operational Employment

14.8.53. It is estimated that to operate and manage the solar farm there would be gross 10 permanent jobs generated by the Scheme. The jobs created would be in the renewable energy sector, assisting in the UK's transition to net zero.

14.8.54. As presented in Table 14-23, it is estimated that there would be a net gain of 11 FTE jobs supported by activities on the Site as a result of the Scheme.

Table 14-23: Total Net Employment during Operation of the Scheme

	Study Area (60-minute travel area)	Outside Study Area	Total
Existing Employment			
Gross Direct Employment	0	0	0
Displacement	0	0	0
Net Direct Employment	0	0	0
Indirect and Induced Employment	0	0	0
Total	0	0	0
New Employment			
Gross Direct Employment	4	6	10
Displacement	1	2	3
Net Direct Employment	3	4	7
Indirect and Induced Employment	2	2	4
Total	5	6	11
Total Net Employment[18] (Existing Employment – New Employment)	5	6	11

[18] Sum of Net Direct Employment and Indirect & Induced Employment

14.8.55. The sensitivity of the local workforce to employment changes has been assessed as medium, given the unemployment rate in the study area. The most recent available data shows the study area (60-minute travel area) to have slightly higher unemployment than South Holland District, but slightly lower unemployment than Lincolnshire, the East Midlands and England. The impact of the employment gain of 11 jobs supported by operational activities on the Site on the local economy has been assessed as very low, which results in a **negligible** effect. This is **not considered significant**.

Private and Community Assets

Residential Properties, Business Premises, Community Facilities, and Open Space

14.8.56. No residential properties, business premises, community facilities or open spaces are located within the Solar Development Areas, the Inter-Array Connections or the Grid Connection Route, and therefore no land take impacts during the operational phase are expected.

14.8.57. The assessment of indirect land use effects has considered potential severance effects identified in **ES Chapter 15: Traffic and Access** (Doc Ref. 6.1). The vehicle trips generated by maintenance activities during operation will be of a much lower volume than during the construction period. The effects of these trips will have a negligible magnitude of change for all assessment categories including severance, with no potential for significant effects expected.

14.8.58. Additionally, these effects would be further mitigated by measures set out in the **OOEMP** (Doc Ref. 7.11).

14.8.59. Overall, as there are no expected direct land take effects and negligible indirect severance effects on residential properties, business, community facilities, or open space, it has been assessed that operational effects on private and community assets during operation would be **negligible** and **not significant**.

Visitor Attractions and Tourism

14.8.60. There are no visitor attractions or accommodation establishments within the Site.

14.8.61. Tourist attractions and accommodation establishments within 500m of the Site may be subject to indirect effects arising from severance. Taking into account the residual effect assessment results of the traffic and transport

assessments relating to the operational activities, there are no tourist attractions that would experience a significant effect due to restricted access during operation, and as such there would be **no effect**.

Agricultural Land Holdings – Grid Connection Route and Inter Array Connections

14.8.62. Within the Grid Connection Route, the land use impact would be localised to the bases of pylons, the two Cable Sealing End Compounds and any permanent access tracks. Land directly below the overhead lines which is not affected by pylons will be able to be used as normal. The land-take around each wooden H pole within the Overhead Inter-Array Connection would also be localised. In areas where underground cabling is used (i.e. the undergrounded section of the Grid Connection and the Underground Inter-Array), the land would be entirely reinstated to its previous function following installation.

14.8.63. There may be impacts due to access required to the cables and overhead lines for maintenance during the operational phase. This would consist of routine inspections and any reactive maintenance, such as where a cable or overhead line is damaged. Any such arrangement is unlikely to hinder the associated farming activities located onsite as it would be carried out over a very limited time period and be of a limited spatial extent.

14.8.64. Given the extent of land taken up by the Scheme in the Grid Connection Route and the Inter-Arrays and the land agreements that are being pursued with the landowners, it is not considered that the Scheme would compromise the overall viability of agricultural land holdings within these areas. As such the magnitude of impact on landowners and tenant farmers is assessed as very low to low, and the effect **negligible to minor adverse (not significant).**

Agricultural Land Holdings – Solar Development Areas

14.8.65. The Scheme would occupy agricultural land within the Solar Development Areas with the prior agreement of relevant landowners. 180ha of land within the Solar Development Area is being retained for agricultural use, as set out within **ES Chapter 5: Agriculture and Soils** (Doc Ref. 6.1), including arable land and pasture. In addition, some limited agricultural use (such as sheep grazing) may be possible within the areas to be used for PV panels.

14.8.66. Hosting of the Scheme will provide a diversified source of income for the land owners of agricultural land holdings, and their voluntary co-operation with the Scheme indicates that this proposed change in land use would not compromise the financial viability of the farm holding for landowners. As well

as this, the Scheme would provide a benefit to the agricultural farm holdings in the form of a new and diversified form of income. There are no tenant farmers in the Solar Development Area. As such, the effect on agricultural land holdings within the Solar Development Area has been assessed as **minor beneficial (not significant)**.

Development Land

14.8.67. There is spatial overlap between the Grid Connection Route of the Scheme and the Grimsby to Walpole overhead line and substation development, which is at pre-application stage, and with the Ossian Wind Farm EIA scoping boundary. To minimise any potential hindrances or adverse impacts on other proposed developments which overlap geographically with the Scheme, promoters and operators of these projects will be engaged with, if and as required, in the framework of the consenting process.

14.8.68. The selection of the Solar Development Areas, Inter-Array Connections and Grid Connection Route avoided allocated sites; therefore, no other development land is located within the Site. Taking into account the residual effect assessment results of the traffic and transport assessment relating to the operational activities, effects in relation to development land (medium sensitivity) during the operational phase of the Scheme are assessed as **negligible** and therefore **not significant**.

14.8.69. The section of the MSA for sand and gravel within Land Parcel A will be inaccessible during operation. The Lincolnshire Minerals and Waste Local Plan[17] notes that large proportions of the land within Lincolnshire are safeguarded as sand and gravel areas meaning even with this small MSA within the Order Limits (18 hectares), Lincolnshire has sufficient permitted reserves of sand and gravel available. , and sensitivity has been assessed to be low.

14.8.70. The Solar Development Areas are minimally invasive, and the nature of Scheme is such that it would not permanently sterilise resource or hinder future extraction as the solar PV panels and infrastructure can be remove and land restored to its former use following its operational life. The frames supporting the solar panels would remain at a maximum depth of 3.5m in the ground during operation. Overall, therefore, magnitude has been assessed to be low, resulting in a **negligible** effect that is **not significant**.

14.8.71. Additionally, these effects would be further mitigated by measures set out in the **OOEMP** (Doc Ref. 7.11). Further assessment is provided within **Appendix**

F: Minerals Safeguarding Assessment of the **Planning Statement** (Doc Ref. 7.1).

Decommissioning Phase

Employment

14.8.72. At the end of its operational life, the Scheme would be decommissioned, and all above-ground infrastructure removed. This would include the removal of all PV panels, mounting poles, solar stations, substations, BESS, 400kV overhead line and pylons, Cable Sealing End Compounds, 132kV overhead line and poles. In addition, concrete foundations to these elements would be removed to a depth agreed with the relevant landowner from the area within the Order Limits and recycled or disposed of in accordance with good practice and market conditions at that time. It can be expected that employment would be generated to carry out the removal of the infrastructure from the Site.

14.8.73. Although jobs generated by the decommissioning phase are temporary, they represent a positive economic effect for a substantial period, given the scale and nature of the decommissioning activities. It is assumed based on the activities taking place that the same number of jobs required for constructing the Scheme would be needed to carry out the activities required to remove the infrastructure from the Site. Therefore, an average of 184 gross FTE jobs would be on-site per day during this decommissioning phase. Taking account of leakage, displacement, and multiplier effects, the Scheme would support, on average, 207 total net jobs per annum during the decommissioning phase. Of these, 83 jobs per annum would be expected to be taken up by residents within the economic study area (60-minute drive time). The likely temporary impact of decommissioning employment generation is assessed as a **minor beneficial** effect, which is **not considered significant**.

Private and Community Assets

Residential Properties, Business Premises, Community Facilities, Open Space,, Visitor Attractions and Tourism and Development Land

14.8.74. Impacts on residential properties, community land and assets, visitor attractions and tourism, business premises and development land during the decommissioning phase are anticipated to be similar to, if not of a lesser scale than, those assessed during the construction phase and are therefore predicted to be **minor adverse (not significant)**. Additionally, these effects

would be further mitigated by measures set out in the **ODEMP** (Doc Ref. 7.12).

Agricultural Land Holdings

14.8.75. The effects on agricultural land holdings in the Solar Development Areas during the decommissioning phase are anticipated to be similar to, or of a lesser scale than, the short-term temporary effects identified during the construction phase.

14.8.76. Land within the Order Limits would be reinstated to its original condition at the discretion of the landowner. Impacts on land use function and utility associated with the construction and operational phases would be reversed during the decommissioning phase as above ground components of the Scheme are disassembled and removed. As a result of these measures, the change of land use during the decommissioning phase is not considered likely to compromise the overall viability of the farm holdings.

14.8.77. In the Grid Connection Route and Inter-Array Connections, sections with overhead lines would be subject to temporary loss of small areas of land to facilitate decommissioning works, including construction of temporary access tracks. Underground cabling in the Grid Connection Route and Inter-Array Connections is likely to be left in situ.

14.8.78. Overall, a low adverse impact is expected on agricultural land holdings for both landowners and tenant farmers during decommissioning. As previously, agricultural land holdings are assigned a medium sensitivity resulting in a **minor adverse** effect, which is **not considered significant.**

14.9. Additional Monitoring, Mitigation and Enhancement Measures

14.9.1. No significant adverse Socio-Economics or Land Use effects are expected to arise from the Scheme; therefore, no further mitigation or enhancement measures are required.

14.9.2. The **Outline Skills, Supply Chain and Employment Plan** (Doc Ref 7.17) sets out measures to maximise benefits for local residents and businesses, including any proposed employment or skills schemes.

14.10. Residual Effects

14.10.1. The residual effects of the Scheme during the construction, operational and decommissioning phases are outlined within Table 14-24.

Table 14-24: Summary of Residual Effects in relation to Socio-Economics and Land Use

Receptor	Description of Impact	Embedded Mitigation	Significance of Effect Without Additional Mitigation	Additional Mitigation/ Enhancement Measure	Residual Effect
Construction phase					
Net Construction Employment	Employment generated by construction activity from the Scheme.	None	Minor Beneficial (Not Significant)	**Outline Skills, Supply Chain and Employment Plan** (Doc Ref. 7.17)	Minor Beneficial (Not Significant)
Gross Value Added (GVA)	Net additional GVA generated as a result of the net construction employment from the Scheme.	None	Minor Beneficial (Not Significant)	**Outline Skills, Supply Chain and Employment Plan** (Doc Ref. 7.17)	Minor Beneficial (Not Significant)
Local Accommodation Facilities	Effect of net construction employment from the Scheme on the tourism sector associated with a shortage of local accommodation facilities.	None	No Effect	None	No Effect
Private and community land and assets (residential properties,	Land take, severance associated with transport and traffic effects.	**OCEMP** (Doc Ref. 7.10) and **OCTMP**	Minor Adverse (Not Significant)	None	Minor Adverse (Not Significant)

Receptor	Description of Impact	Embedded Mitigation	Significance of Effect Without Additional Mitigation	Additional Mitigation/ Enhancement Measure	Residual Effect
businesses, community facilities or development land).		(Doc Ref. 7.13)			
Visitor Attractions and Tourism	Land take, severance and reduced capacity of visitor accommodation	**OCEMP** (Doc Ref. 7.10) and **OCTMP** (Doc Ref. 7.13)	Minor Adverse (Not Significant)	None	Minor Adverse (Not Significant)
Agricultural Land – Grid Connection Route and Inter Array Connections	Land take and disruption affecting farm holdings and production	OSMP (Doc Ref. 7.14)	Minor Adverse (Not Significant)	None	Minor Adverse (Not Significant)
Agricultural Land – Solar Development Areas	Voluntary change in land use and diversified income source	None	Minor Beneficial (Not Significant)	None	Minor Beneficial (Not Significant)

Receptor	Description of Impact	Embedded Mitigation	Significance of Effect Without Additional Mitigation	Additional Mitigation/ Enhancement Measure	Residual Effect
Development Land	Land take affecting the quality and ability to access known mineral resources	None	Negligible (Not Significant)	None	Negligible (Not Significant)
Operational phase					
Net Operational Employment	Employment generated by the operation of the Scheme.	None	Negligible (Not Significant)	None	Negligible (Not Significant)
Private and community land and assets (residential properties, businesses, community facilities or development land).	Land take, severance associated with transport and traffic effects.	**OOEMP** (Doc Ref. 7.11)	Negligible (Not Significant)	None	Negligible (Not Significant)
Visitor Attractions and Tourism	Land take, severance and reduced capacity of visitor accommodation	**OOEMP** (Doc Ref. 7.11)	No Effect (Not Significant)	None	No Effect (Not Significant)

Receptor	Description of Impact	Embedded Mitigation	Significance of Effect Without Additional Mitigation	Additional Mitigation/ Enhancement Measure	Residual Effect
Agricultural Land - Grid Connection Route and Inter-Array Connections	Land take and disruption affecting farm holdings and production	**OSMP** (Doc Ref. 7.14)	Negligible to Minor Adverse (Not Significant)	None	Negligible to Minor Adverse (Not Significant)
Agricultural Land - Solar Development Areas	Diversification of income	**OSMP** (Doc Ref. 7.14)	Minor Beneficial (Not Significant)	None	Minor Beneficial (Not Significant)
Development Land	Land take affecting the quality and ability to access known mineral resources	None	Negligible (Not Significant)	None	Negligible (Not Significant)
Decommissioning phase					
Net Decommissioning Employment	Employment generated by decommissioning activity from the Scheme.	None	Minor Beneficial (Not Significant)	None	Minor Beneficial (Not Significant)
Private and community land and assets	Land take, disruption or severance to local residential properties,	**ODEMP** (Doc Ref. 7.12)	Minor Adverse (Not Significant)	None	Minor Adverse (Not Significant)

Receptor	Description of Impact	Embedded Mitigation	Significance of Effect Without Additional Mitigation	Additional Mitigation/ Enhancement Measure	Residual Effect
(residential properties, visitor attractions and tourism, businesses, community facilities or development land).	visitor attractions and tourism, businesses, community facilities or development land).				
Agricultural Land	Land take and disruption affecting farm holdings and production	None	Minor Adverse (Not Significant)	None	Minor Adverse (Not Significant)

14.11. Cumulative Effects

14.11.1. Cumulative effects are the combined effects of several development schemes (in conjunction with the Scheme) which may, on an individual basis be insignificant but, cumulatively, have a significant effect. Cumulative effects with other development schemes are also referred to as inter-project cumulative effects. An assessment of the likely significant inter-project cumulative effects in relation to Socio-Economics and Land Use is provided below.

14.11.2. The assessment of cumulative effects has considered other committed developments outlined within **ES Appendix 4-1: List of Cumulative Schemes** (Doc Ref. 6.3).

14.11.3. The Zone of Influence (ZoI) for the consideration of cumulative effects for Socio-Economics and Land Use is 2km (all NSIP and TCPA applications), with an extended ZoI for some types of effects. For economic effects, employment and GVA), all NSIPs within 30km are additionally included, reflecting the larger study area (60 minute drive time) for economic impacts. For visitor accommodation, solar and electrical infrastructure NSIPs only within 30km are included, reflecting that other NSIPs require less specialised workers than solar and electrical infrastructure NSIPs and therefore would be more likely to draw on local workers.

14.11.4. Cumulative schemes within the ZoI for Socio-Economics and Land Use are listed within Table 14-25 below. An assessment of cumulative effects is provided within Table 14-26 below.

Table 14-25: Potential Cumulative Effects in relation to Socio-Economics and Land Use

Application Reference	Location	Application and Description	Distance from Scheme	Potential overlap in Temporal Scope?	Potential for Cumulative Effects?
EN020036	Between Grimsby and Walpole (near Wisbech)	Grimsby to Walpole The project will be a new c140km long 400kv overhead line and six new substations stretching from a new substation to the west of Grimsby in the north to a new substation at Walpole near Wisbech in the south. Four further substations will be built, two to the south west of Mablethorpe and two to the north east of Spalding.	0km	Yes (Construction, Operation)	Yes (Employment, GVA, Visitor Accommodation, Private and Community Assets, Agricultural Land Holdings)
EN0210007	Weston Marsh, Lincolnshire	National Grid Scheme - Weston Marsh to East Leicestershire A new circa 60 kilometre 400kV overhead electricity transmission line which connects into the Weston Marsh substation infrastructure (to be constructed under the Grimsby to Walpole Project), in the Spalding region of Lincolnshire, and runs west to a new 400kV transmission substation (WMEL-B) near Wartnaby in Leicestershire, via a	0km	Yes (Construction, Operation)	Yes (Employment, GVA, Visitor Accommodation, Private and Community Assets)

Application Reference	Location	Application and Description	Distance from Scheme	Potential overlap in Temporal Scope?	Potential for Cumulative Effects?
		new 400kV transmission substation (WMEL-A) near Corby Glen in Lincolnshire.			
EN0210003	Between Walpole area, Norfolk, and East Lindsay area, Lincolnshire	Eastern Green Link 3 and 4 Eastern Green Link 3 (EGL3) comprises a converter station in the Walpole area of Norfolk along with associated development. Eastern Green Link 4 (EGL4) comprises a converter station in the Walpole area of Norfolk alone or together with a switching station and a converter station in the East Lindsey area of Lincolnshire, along with associated development.	4km	Yes (Construction, Operation)	Yes (Employment, GVA, Visitor Accommodation, Private and Community Assets)
EN0210006	Between Wisbech and Alford, then offshore	Ossian Wind Farm Ossian Offshore Wind Farm Ltd ("the Applicant") is intending to develop transmission infrastructure to connect the Ossian Offshore Wind Farm Array (located in Scottish waters and subject to application for consent under section 36 of the	0km	Yes (Construction, Operation)	Yes (Employment, GVA, Visitor Accommodation, Private and Community Assets, Agricultural Land Holdings)

Application Reference	Location	Application and Description	Distance from Scheme	Potential overlap in Temporal Scope?	Potential for Cumulative Effects?
		Electricity Act 1989) to National Grid at substations in Lincolnshire. The Proposed Development comprises the installation of high voltage direct current offshore export cables (to the extent that these are located in English waters), landfall structures, HVDC onshore export cables and onshore converter stations, and all other development integral to the construction, operation and maintenance of the Proposed Development, including access. It is proposed that the lifetime of the Proposed Development will be 35 years, at which point the Proposed Development will be decommissioned.			
EN010130	Between Surfleet and Hogsthrope	Outer Dowsing Offshore Wind The Outer Dowsing Offshore Wind project comprises an offshore wind farm and associated offshore and onshore infrastructure including offshore and onshore high voltage	1km	Yes (Construction, Operation)	Yes (Employment, GVA, Visitor Accommodation, Private and Community Assets)

Application Reference	Location	Application and Description	Distance from Scheme	Potential overlap in Temporal Scope?	Potential for Cumulative Effects?
		electricity cables, onshore and offshore electricity substation(s), connection(s) to the National Grid and ancillary and temporary works.			
EN010151	Sleaford, Lincolnshire	Beacon Fen Energy Park A 400MW solar photovoltaic farm incorporating up to 600MVA Battery Energy Storage System and on-site substation and electrical connection, including solar PV panels up to 4.5m in height; single stacked BESS units up to 4.5m in height; security perimeter fencing; hedgerow improvements; ecological enhancements; above and/or below ground electrical cable connection at up to 400kV; associated development and ancillary works.	14km	Yes (Construction, Operation, Decommissioning)	Yes (Employment, GVA, Visitor Accommodation)
EN010123	Heckington, Lincolnshire	Heckington Fen Solar Park The Proposed Development will comprise the construction, operation and decommissioning of a solar photovoltaic (PV) electricity generating facility exceeding 50 megawatt (MW) output capacity,	15km	Yes (Construction, Operation, Decommissioning)	Yes (Employment, GVA, Visitor Accommodation)

Application Reference	Location	Application and Description	Distance from Scheme	Potential overlap in Temporal Scope?	Potential for Cumulative Effects?
		together with associated energy storage. The installed capacity of the solar generation is expected to be in the order of 500MW.			
EN010127	Essendine, Lincolnshire	Mallard Pass Solar Project Solar photovoltaic array and electrical storage and connection infrastructure, with a generation capacity of greater than 50 MW.	16km	Yes (Construction, Operation, Decommissioning)	Yes (Employment, GVA, Visitor Accommodation)
EN0110022	Great Casterton, Rutland	Kilnside Energy Park A proposed solar generating station with an expected capacity of up to approximately 400 megawatts (MW) with co-located battery energy storage system (BESS), ancillary infrastructure and an underground cable connection to the national transmission network.	20km	Yes (Construction, Operation, Decommissioning)	Yes (Employment, GVA, Visitor Accommodation)
EN010110	Wisbech, Cambridgeshire	Medworth Energy from Waste Combined Heat and Power Facility An Energy from Waste combined heat and power facility with a maximum gross capacity of 58MW.	13km	Yes (Construction, Operation)	Yes (Employment, GVA)

Application Reference	Location	Application and Description	Distance from Scheme	Potential overlap in Temporal Scope?	Potential for Cumulative Effects?
WA010004	Ely, Cambridgeshire	Fens Reservoir Reservoir exceeding 30 million cubic metres of water storage, together with associated development including water transfer pipelines, abstraction facilities, pumping stations, treatment works, renewable energy generation, access roads, parking, wildlife and environmental areas, leisure and recreation and education facilities.	24km	Yes (Construction, Operation)	Yes (Employment, GVA)
EN010095	Boston, Lincolnshire	Boston Alternative Energy Facility 102MWe gross (80MWe exportable) energy from waste facility with light weight aggregates facility, wharf, waste reception and storage facility and grid connection.	13km	Yes (Construction, Operation)	Yes (Employment, GVA)
WA010003	Sleaford, Lincolnshire	Lincolnshire Reservoir Reservoir exceeding 30 million cubic metres of water storage, together with associated development including water transfer pipelines, abstraction facilities, pumping stations, treatment works, renewable energy generation,	15km	Yes (Construction, Operation)	Yes (Employment, GVA)

Application Reference	Location	Application and Description	Distance from Scheme	Potential overlap in Temporal Scope?	Potential for Cumulative Effects?
		access roads, parking, wildlife and environmental areas, leisure and recreation and education facilities.			
WS010005	Duddington, Northamptonshire	East Northants Resource Management Facility Western Extension The alteration of existing and the construction of new facilities for the recovery, treatment and disposal of hazardous waste and disposal of low-level radioactive waste at the East Northants Resource Management Facility, Stamford Road, Northamptonshire	26km	Yes (Construction, Operation)	Yes (Employment, GVA)
H23-0216-25	Orchard Farm Dowsdale Bank Shepeau Stow Spalding PE12 0UA	Proposed conversion of existing agricultural buildings to 10 no. dwellings and associated works	0.6km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)

Application Reference	Location	Application and Description	Distance from Scheme	Potential overlap in Temporal Scope?	Potential for Cumulative Effects?
H13-0897-22	Centurion Street South of Roman Road Moulton Chapel Spalding PE12 0XQ	Residential Development - Comprising 58 dwellings and associated works - approved under H13-1096-19. Modification of Condition 1 to allow amendments to previously approved plans.	1km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)
H13-0483-24	Land North Of: Roman Road Moulton Chapel Spalding	Erection of 86 dwellings and associated works - approved under H13-1215-18. Modification of Condition 2 to allow amendments to previously approved plans	1km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)
H22-0077-25	Land off Broadgate Weston Hills Spalding	Rural exception site of 24 affordable homes	1km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)
H01-1204-22	Former Station Yard Mill Drove South	Residential Development comprising 21 dwellings	2km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)

Application Reference	Location	Application and Description	Distance from Scheme	Potential overlap in Temporal Scope?	Potential for Cumulative Effects?
	Cowbit Spalding				
EIA/11/24	Land to the East of Surfleet Bank and West of Woad Farm, Spalding	For a proposed anaerobic digester operation and associated infrastructure	1km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)
H16-0871-24	Fields South of Pilgrim's Pride Ltd, Fulney Lane, Spalding.	The Development is for a Solar photovoltaic (PV) Array with a maximum generating capacity of 3.5 MW and an onsite connection to the existing Pilgrim factory. Alongside the Solar PV Array, associated infrastructure and equipment would include: fencing, security cameras, cabling and access track. Biodiversity enhancement will also be integrated into the site design and will be informed through a Biodiversity Net Gain Assessment.	1km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)

Application Reference	Location	Application and Description	Distance from Scheme	Potential overlap in Temporal Scope?	Potential for Cumulative Effects?
H09-0818-23	Ashtree Farm Little Dog Drove Holbeach St Johns Spalding PE12 8RR	Proposed 1,000 square metre grain store.	1km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)
H09-0501-23	Land off Holbeach Drove Gate Holbeach Drove Spalding	Erection of Agricultural Machinery Assembly Facility, Research and Training Facility, Ground Mounted Solar Array and Associated Infrastructure.	Adjacent	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)
H02-0875-22	Decoy Farm Spalding Road Crowland Peterborough	King Prawn Hatchery, Grow Out and Processing Facility.	Adjacent	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)
H13-0570-22	Poplar Farm Austendyke Road Weston	Demolition of straw bale building & erection of industrial units, change of use of area of domestic garden to commercial use including	0.3km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)

Application Reference	Location	Application and Description	Distance from Scheme	Potential overlap in Temporal Scope?	Potential for Cumulative Effects?
	Hills Spalding	areas of new concrete surfacing, palisade security fencing and gates.			
H13-0190-23	Land at Moulton Bulb Co. Ltd Long Lane Moulton Spalding PE12 6PP	Erection of a ground mounted solar array with associated infrastructure.	1km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)
H22-0415-22	St Lamberts Farm Hallgate Weston Spalding	Proposed Lined Reservoir	1.2km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)
H14-0062-23	Land Off Elsoms Way Pinchbeck Spalding PE11 3JG	Proposed warehouse with associated offices, ancillary accommodation and yard	1.12km	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)
EA 001	Weston Marsh Road, Spalding, PE11 3BB	Spalding Energy Expansion Combined cycle gas turbine Power Station / Variation of a Section 36 consent, Electricity Act 1989.	600m	Yes (Construction, Operation)	Yes (Employment, GVA, Private and Community Assets)

Table 14-26: Cumulative Effects Assessment in relation to Socio-Economics

Receptor(s)	Residual effect of the Scheme alone	Assessment of cumulative effects with other developments listed within Table 14-25	Proposed additional mitigation applicable to the Scheme including any apportionment	Residual cumulative effects
Construction				
Net Construction Employment	Minor Beneficial (Not significant)	The combined effect of the construction of the cumulative developments and the Scheme will bring considerable additional employment to the study area based on the scale of development taking place. However, the scale of the construction employment generated cannot be readily quantified as for some schemes this information is commercially sensitive and not publicly available. The programmes for the proposed developments and their overlap with the Scheme is also inherently uncertain. Overall a temporary cumulative minor beneficial (not significant) effect is likely to result.	None	Minor Beneficial (not significant)
Gross Value Added	Minor Beneficial (Not Significant)	The combined effect from the generation of GVA arising from the construction of the cumulative schemes in combination with the Scheme at the regional level is likely to remain a temporary minor	None	Minor Beneficial (not significant)

Receptor(s)	Residual effect of the Scheme alone	Assessment of cumulative effects with other developments listed within Table 14-25	Proposed additional mitigation applicable to the Scheme including any apportionment	Residual cumulative effects
		beneficial (not significant) effect, for the same reasons as for net construction employment.		
Visitor Accommodation Facilities	No Effect	Minor Adverse (not significant) Details of this assessment are set out in paragraphs 14.11.5 to 14.11.13 below.	None	Minor Adverse (not significant)
Private and community assets (homes, visitor attractions, businesses, community facilities)	Minor Adverse (Not Significant)	Minor Adverse (not significant) During the construction phase of the Scheme, direct and indirect effects on residential properties, business premises and community facilities are assessed to be not significant. There is limited information available on how the cumulative schemes might affect such assets during the construction phase, however based on the assumption that each scheme will be designed to minimise such impacts wherever possible, it is considered that the cumulative effect is likely to remain not significant as is the case for the Scheme.	None	Minor Adverse (not significant)

Receptor(s)	Residual effect of the Scheme alone	Assessment of cumulative effects with other developments listed within Table 14-25	Proposed additional mitigation applicable to the Scheme including any apportionment	Residual cumulative effects
Agricultural Land	Minor Adverse (Not Significant)	Minor Adverse (Not Significant) There is agricultural land within the Order Limits of the Scheme which also falls within the boundary of the Grimsby to Walpole and Weston Marsh to East Leicestershire NSIPs outlined in Table 14-25. There is also some spatial overlap between the Scheme and the Ossian Wind Farm. The expected temporal overlap is relatively short. It is also assumed that, similar to this Scheme, the NSIPs will be designed in a way that minimises effects on this land, and that promoters will work together to share information and avoid any hindrance arising from the schemes. It is therefore considered that this effect will remain as minor adverse.	None	Minor Adverse (Not Significant)
Operation				
Net Operational Employment	Negligible (not significant)	Negligible (not significant) Potential effects on employment during operation have been assessed as negligible (not significant). Therefore, effects to	None	Negligible (not significant)

Receptor(s)	Residual effect of the Scheme alone	Assessment of cumulative effects with other developments listed within Table 14-25	Proposed additional mitigation applicable to the Scheme including any apportionment	Residual cumulative effects
		employment during operation the Scheme would not make a meaningful contribution to any cumulative effect which may occur from other developments in the area.		
Private and community assets (homes, businesses, community facilities)	No Effect	No Effect There has been assessed to be no effect on private and community assets during operation, therefore the Scheme would not make any contribution to cumulative effects which may occur from other developments in the area.	None	No Effect
Decommissioning				
Net Decommissioning Employment	Minor Beneficial (Not significant)	Minor Beneficial (not significant) As with construction, the combined effect of the decommissioning of the cumulative developments and the Scheme will bring considerable additional employment to the study area based on the scale of development taking place. However, the scale of the decommissioning employment generated cannot be readily quantified as	None	Minor Beneficial (not significant)

Receptor(s)	Residual effect of the Scheme alone	Assessment of cumulative effects with other developments listed within Table 14-25	Proposed additional mitigation applicable to the Scheme including any apportionment	Residual cumulative effects
		for some schemes this information is commercially sensitive and not publicly available. The programmes for which development is proposed overlapping with the Scheme is also inherently uncertain. Overall impact is likely to equate to a temporary cumulative minor beneficial (not significant) effect.		

14.11.5. An assessment set out below underpins the findings in Table 14-26 related to the cumulative effect on visitor accommodation. The assessment has considered a number of different types of schemes within this assessment, which can be classified as the following:

- Solar NSIPs within 30km with overlapping construction programmes – Like the Scheme, these schemes will require a workforce with reasonably specialised skills and will require a substantial number of non-local construction staff to be temporarily housed within the local area; and
- NSIPs within 30km involving significant overhead line or grid-connection construction – Erection of overhead lines and grid connection elements also requires specific technical expertise and will likely draw on a substantial number of non-local workers who will need temporary accommodation during the week. As many of these projects will be extensive in length, with much of the project some distance from the Scheme, a reasonable estimate of the proportion of workforce required to work within 30km of the Scheme and therefore with potential to put pressure on local visitor accommodation has been made for these projects.

14.11.6. The assessment has therefore considered the following projects within the cumulative accommodation assessment:

- Heckington Fen Solar Park: 109 FTE Staff (based on ES);
- Beacon Fen Energy Park: 433 FTE Staff (based on ES);
- Kilnside Energy Park: 350 FTE Staff (based on EIA Scoping Report)[19];
- Grimsby to Walpole: 500 FTE Staff (based on PEIR), approximately 40% of the project lies within 30km of the Scheme leading to an estimate of 204 FTE Staff;
- Eastern Green Link 3 & 4: 1,140 FTE Staff (based on PEIR), 65% of the project lies within 30km of the Scheme leading to an estimate of 742 FTE Staff; and
- Outer Dowsing Wind Farm: 1200 FTE Staff (Based on ES), assumed that 50% of these will be onshore and related to grid connection, with 55% of

[19] It is noted that since the completion of this assessment, Kilnside Energy Park has been withdrawn by the developer from the Planning Inspectorate's website.

the grid connection being within 30km of the Scheme, leading to an estimate of 332 FTE Staff.

14.11.7. Three NSIPs that match the criteria above have not been included in the cumulative accommodation assessment:

- Mallard Pass Solar Farm – Construction is expected to be completed by Summer 2028, before construction of the Scheme is proposed to begin, meaning there will be no construction workforce overlap;
- Weston Marsh to East Leicestershire – As the project is at an early stage, no workforce estimates have been made yet; and
- Ossian Wind Farm Transmission - As the project is at an early stage, no workforce estimates have been made yet.

14.11.8. The same leakage assumption of 60% has been used for these NSIPs as for the Scheme, i.e. it is assumed that 40% of staff can be sourced locally and can live at home. This results in a sum total peak of FTE staff of 1,815 who might place demand on temporary accommodation. For this assessment, using the sum total peak staff represents a worst-case scenario. It is unlikely that all projects will have the same construction schedule, and it is probable that the peak workforces of all projects will not perfectly overlap.

14.11.9. In terms of accommodation supply and number of available rooms, the same establishments (major hotels within 60-minutes' drive of the Scheme) have been included. This represents a reasonable worst-case scenario, given that there are likely to be other major hotels within the catchment of the other Solar NSIPs which are not included within the supply here.

14.11.10. In this worst-case scenario, as outlined in Table 14-27, there would no spare capacity in major hotels within 60-minutes' drive of the Scheme apart from during the month of January. In July, when typical availability in major hotels is smallest, there would be a shortfall of 13% (834 rooms).

Table 14-27: Cumulative Visitor Accommodation Capacity Assessment

Month	Room Occupancy (%)	Rooms in Large Hotels Typically Available after Existing Demand	Peak construction workers from outside Study Area	Remaining Rooms Available (availability as % of total)
January	64	2,355	1,815	540 8)
February	73	1,767	1,815	0 (0)
March	75	1,636	1,815	0 (0)
April	77	1,505	1,815	0 (0)
May	80	1,309	1,815	0 (0)
June	83	1,112	1,815	0 (0)
July	85	981	1,815	0 (0)
August	81	1,243	1,815	0 (0)
September	84	1,047	1,815	0 (0)
October	82	1,178	1,815	0 (0)
November	81	1,243	1,815	0 (0)
December	75	1,636	1,815	0 (0)

14.11.11. Whilst at peak the cumulative schemes would use all capacity in major hotels within 60 minutes, it would be reasonable to assume that as an alternative, construction workers could be housed in smaller hotels and accommodation facilities if appropriate. If the capacity of hotels with under 50 rooms within 60-minutes' drive is added into the supply, there would be an additional capacity of 8,741 rooms (or a total capacity of 15,284 rooms). Under this scenario, at highest occupancy rates in July, accommodation facilities within the study area would be able to accommodate the cumulative construction workforce of all assessed schemes, with a further spare capacity of 478 rooms, or 3% of the total capacity.

14.11.12. In addition, the private rental sector could help meet demand for temporary worker accommodation.

14.11.13. Overall and taking the above considerations into account, there is expected to be a **cumulative minor adverse effect (not significant)** on visitor accommodation during the construction phase.