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(Applications Prescribed  
Forms and Procedure)  
Regulations 2009  
APFP Reg. 5(2)(a)

Infrastructure  
(Environmental Impact  
Assessment)  
Regulations 2017

# North Lincolnshire Green Energy Park

Volume 6

Environmental Statement

6.2.14 Economic, Community and Land  
Use Impacts

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## Acronyms and Abbreviations

Name	Description
AAP	Area Action Plan
ALC	Agricultural Land Classification
BEIS	Business, Energy and Industrial Strategy
BMV	Best and Most Versatile
BW	Bridleway
CEMP	Construction Environmental Management Plan
CoCP	Code of Construction Practice
DBIS	Department for Business Innovation and Skills
DCR	Dedicated Cycle Route
DEFRA	Department for Environment, Food and Rural Affairs
DHPWN	District Heat and Private Wire Network
DLUHC	Department for Levelling Up, Housing and Communities
ERCE	Energy Recovery Centre of Excellence
ERF	Energy Recovery Facility
ES	Environmental Statement
FP	Footpath
FTE	Full Time Equivalent
GVA	Gross Value Added
HCA	Homes and Communities Agency
HGV	Heavy Goods Vehicle
IIA	Immediate Impact Area
IMD	Index of Multiple Deprivation
JSA	Job Seekers Allowance
LDF	Local Development Framework



<b>Name</b>	<b>Description</b>
LEP	Local Enterprise Partnership
LIA	Local Impact Area
LNR	Local Nature Reserve
LSoA	Lower Super Output Area
MHCLG	Ministry of Housing, Communities and Local Government
NCN	National Cycle Network
NLC	North Lincolnshire Council
NLGEP	North Lincolnshire Green Energy Park
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Policy Guidance
PRoW	Public Right of Way
SMP	Soil Management Plan
TTWA	Travel to Work Area
UA	Unitary Authority
WIA	Wider Impact Area

## 1. INTRODUCTION

- 1.1.1.1 This chapter of the Environmental Statement (ES) presents the likely economic, community and land use impacts of the construction, operation and decommissioning of the Project.
- 1.1.1.2 The baseline economic, community and land use interests of the Application Land and surrounding area are described, potential effects identified, proposed mitigation measures listed and an assessment of the significance of residual effects is made.
- 1.1.1.3 Potential impacts of the Project on economic, community and land use aspects consist mainly of the following:
- investment of approximately £1.5 billion;
  - reuse of previously developed land;
  - employment and expenditure in the local economy during construction;
  - job creation during construction and operation;
  - provision of educational opportunities through the visitor centre;
  - economic benefits arising from direct and indirect expenditure associated with the Project, for example through placing local orders for goods and services and maintenance;
  - potential disruption to land uses and the local community during construction and operation including additional traffic and pressure on community infrastructure and services; and
  - an important contribution to the security of energy supply both regionally and nationally, thereby supporting economic activities locally and contributing to achieving the aims of The Overarching Energy National Policy Statement EN-1.

## 2. POLICY CONTEXT, LEGISLATION, GUIDANCE AND STANDARDS

### 2.1 Policy Context

- 2.1.1.1 A review has been undertaken of general planning and strategic policy and guidance such as national policy documents and the Local Development Framework (LDF) and community strategies. This is presented in Chapter 2 of the ES (**Document Reference 6.2.2**). The policy context of greatest relevance to economic, community and land use is summarised in Table 1 and demonstrates that the Project is aligned with relevant national, regional and local policy.
- 2.1.1.2 The National Planning Policy Framework (2021, as amended), the Overarching Energy National Policy Statement (EN-1) (DECC, 2011a), National Policy Statement for Renewable Energy Infrastructure (EN-3) (DECC, 2011b) and the National Policy Statement for Electricity Networks Infrastructure (EN-5) (DECC, 2011c) constitute the relevant national planning policy context. An updated Draft Overarching National Policy Statement for Energy (EN-1) was published in September 2021 which sets out emerging policy.
- 2.1.1.3 Part 2 of the EN-1 recognises that energy is vital to economic prosperity and social well-being and thus establishes that it is important to ensure that the UK has secure and affordable energy.
- 2.1.1.4 Part 2 of the updated 2021 draft of EN-1 re-emphasises the importance of the security of supply of energy and that decarbonising the energy system will necessitate a significant amount of energy infrastructure, both large and small-scale contributing to the ambition to support jobs in the UK's clean energy industry and local supply chains.
- 2.1.1.5 There is no specific guidance related to social, community and economic assessments in EN-3 or EN-5.
- 2.1.1.6 The National Planning Policy Framework (NPPF) sets out the government's planning policies for England and how these are expected to be applied. It sets out economic, social and environmental objectives for achieving sustainable development in England. Section 6 (building a strong, competitive economy) seeks to ensure that planning decisions help create a strong and competitive economy. More specifically paragraph 81 states:

*'Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where Britain can be a global leader in driving innovation, and in areas with high levels of productivity, which should be able to capitalise on their performance and potential'.*

- 2.1.1.7 The local planning policy context is provided by the North Lincolnshire Local Development Framework Core Strategy (adopted 2011), saved policies of the North Lincolnshire Local Plan (adopted 2003) and the associated Housing and Employment Land Allocations Development Plan Document (adopted 2016). North Lincolnshire is currently preparing a new Local Plan. The Publication Draft of the Local Plan <sup>1</sup> was consulted upon between October and December 2021. Due to its emerging nature, limited weight can be given to it at this stage.
- 2.1.1.8 In addition, the Greater Lincolnshire Strategic Economic Plan (2014) and the Humber Strategic Economic Plan (2014) provide the basis upon which the local authority and local enterprise partnership (LEP) seek to increase the prosperity of North Lincolnshire and the broader area.
- 2.1.1.9 Within these plans, those policies and objectives of greatest relevance to economic and land use characteristics are summarised in Table 1.

**Table 1: Economic, Community and Land Use Planning and Development Policy**

<b>Topic</b>	<b>Economic, Community and Land Use Aspects/Relevance</b>
Overarching National Policy Statement for Energy (EN-1), 2011	Section 5.12, which identifies generic socio-economic impacts.
Draft Overarching National Policy Statement for Energy (EN-1), 2021	Section 5.13, which identifies generic socio-economic impacts.
National Planning Policy Framework 2021 (NPPF)	Paragraph 8 addresses three overarching objectives to sustainable development including economic and social objectives, in addition to an environmental objective. Section 6 - Building a strong, competitive economy (paragraphs 81 to 85) Paragraphs 82 and 83 identify the need for planning decisions to recognise locational requirements of development sectors. Paragraphs 84, 92 and 93 on social sustainability including the need to promote healthy and safe communities. Paragraphs 98 to 100 on open space, recreation and public rights of way.
North Lincolnshire Local Development Framework, Core Strategy, Adopted June 2011	CS2: Delivering More Sustainable Development CS11: Provision and Distribution of Employment Land CS13: Lifelong Learning and Skills CS18: Sustainable Resource Use and Climate Change CS20: Sustainable Waste Management CS22: Community Facilities and Services CS24: Health Care Provision
North Lincolnshire Local Development Framework, Housing and Employment Land Allocations	The Application Land cover part of the Lincolnshire Lakes development covered by an Area Action Plan (AAP). The Application Land cover small areas of employment allocation at Normanby Enterprise Park (Policy SCUE-1) and housing

(1) North Lincolnshire Local Plan Publication Plan, October 2021

<b>Topic</b>	<b>Economic, Community and Land Use Aspects/Relevance</b>
Development Plan Document (DPD), Adopted March 2016	allocations at Phoenix Parkway Phase 1 (Policy SCUH-1) and Land South of Ferry Road West (Policy SCUH-10).
North Lincolnshire Local Plan (saved policies), 2003	DS21: Renewable Energy R5: Recreational Paths Network C3: Planning for Accessibility
Lincolnshire Lakes Area Action Plan, 2016	The Policies Map and Parameter Plans within the AAP confirm that the fixed, key elements of the Lincolnshire Lakes scheme are only located at the southern extent of the Application Land detailed in this ES which relates to the Southern District Heat and Private Wire Network (DHPWN). Policy SS4: Development Limits SSA1: Strategic Mixed Use Area and District Centre SSA6: Village 6 and Lake 4
Planning for Renewable Energy Development Supplementary Planning Document, 2011	Policy 7: Community Impact
Greater Lincolnshire Strategic Economic Plan, Greater Lincolnshire, 2014	The Strategic Economic Plan was developed in 2014 and refreshed in 2016 to reflect ongoing priorities for continued growth and investment. The plan is also called the Growth Plan, with a business investment programme across Lincolnshire, North Lincolnshire and North East Lincolnshire which aims to help create 13,000 new jobs and help 22,000 businesses grow. The Plan supports a low carbon economy with a focus on renewable energy.
Humber Strategic Economic Plan, 2014	The Strategic Economic Plan is an integrated plan for growth, informed by experience and expertise from across the Humber LEP area. From an economic perspective, it identifies the need for a thriving renewables sector, with ambitious capital schemes well underway and a growing reputation for excellence and expertise.

- 2.1.1.10 The local policy for economic development is established through the Core Strategy Policy CS11 - Provision and Distribution of Employment Land: 'The Council will support the continued expansion and improvement of North Lincolnshire's economy in order to create a step change in the area's role regionally and nationally'.
- 2.1.1.11 Local Plan Policy DS21 states that proposals for the generation of energy from renewable resources will be permitted provided that any detrimental effect on local character and amenity is outweighed by environmental benefits.
- 2.1.1.12 Local Plan Policy R5 states that favourable consideration will be given to development proposals that provide additional links to the recreational network/improve the conditions and appearance of existing links or provide additional links to the recreational network (amongst other factors outlined in the policy). Local Plan Policy C3 requires access provision for all people, particularly those with disabilities and restricted mobility for



buildings which the public are likely to use. Core Strategy Policy CS18 promotes the use of a greenspace strategy and a green infrastructure plan to help reduce the effects of climate change.

- 2.1.1.13 Planning for Renewable Energy Development Supplementary Planning Document (2011), Policy 7 Community Impact, states that developers should work with local communities to identify and address key concerns and that the Council should be satisfied that appropriate levels of community engagement have taken place and where concerns are raised, they are appropriately mitigated or minimised.

## 2.2 Legislation and Guidance

- 2.2.1.1 There are no legislative requirements that dictate the content and form of the economic, community and land use assessment that should be carried out. The approach adopted follows UK Government guidelines and best practice, as summarised in Section 2.2.2, and takes account of the responses from the Planning Inspectorate as set out in Section 3, Table 2.

### 2.2.2 Guidance and Standards

- 2.2.2.1 In terms of considering the economic impacts, this assessment follows guidance and standards set out in the following:

- Section 5.12 of Overarching National Policy Statement for Energy (EN-1);
- Section 5-13 of Draft Overarching National Policy Statement for Energy (EN-1), 2021;
- HM Treasury's Green Book, 2020, ('the Green Book');
- Homes and Communities Agency (HCA), Additionality Guidance, 2014;
- Department for Business Innovation and Skills (DBIS), Research to Improve the Assessment of Additionality, 2009; and
- HM Treasury, Magenta Book: Guidance for Evaluation, 2011.

- 2.2.2.2 Specific assumptions in the assessment of additional impact of the Project are set out in Section 4. Where relevant standards for assessment do not exist, professional judgement and established practice in economic assessment has been applied.

- 2.2.2.3 In terms of community and land use impacts, the following social criteria are considered based on professional judgement and established practice in economic assessment:

- demographic and population characteristics (population changes, relocation of populations, influx and/or outflow of temporary workers);
- economic and community structures (economic characteristics, employment opportunities, industrial diversity);
- land use;
- direct/indirect impacts on specific businesses including agricultural land holdings, tourism and recreation;

- social infrastructure capacity impacts;
- amenity impacts on recreational users; and
- in-combination impacts on communities.

2.2.2.4 An assessment of cumulative economic, community and land use impacts during construction and during operation has been undertaken and is reported in Chapter 18 (**Document Reference 6.2.18**).

### 3. CONSULTATION

3.1.1.1 Table 2 presents an excerpt from the scoping response received from the Planning Inspectorate specific to the economic, community and land use assessment. Table 2 describes how each response has been addressed by the Project.

**Table 2: Scoping Consultation Responses**

PINS ID	Issue	Inspectorate's comments	Response / Action	Reference within this document
4.10.1	Proposed to be scoped out: Operational impacts on property prices	<p>Although information within the Scoping Report summaries studies that show Energy Recovery Facilities (a proxy for the Project) do not impact house prices, no evidence has been provided that shows the re-opening and use of a railway line and other development elements would not impact property prices.</p> <p>The ES should include evidence that demonstrates the re-opening and use of the railway line and other development elements would not impact property prices and/or result in consequential effects on other matters such as health care provision.</p>	<p>The scope has not been changed to include a house price market assessment as this is not a material planning consideration as described in Planning Policy Guidance (PPG) on 'Determining a planning application':</p> <p>'A material planning consideration is one which is relevant to making the planning decision in question (eg. whether to grant or refuse an application for planning permission). The scope of what can constitute a material consideration is very wide and so the courts often do not indicate what cannot be a material consideration. However, in general they have taken the view that planning is concerned with land use in the public interest, so that the protection of purely private interests such as the impact of a development on the value of a neighbouring property or loss of private rights to light could not be material considerations'.</p> <p>Paragraph: 008 Reference ID: 21b-008-20140306 Revision date: 06 03 2014</p> <p>The ES scope includes an assessment of other consequential effects of reopening of the railway.</p>	N/A

<b>PINS ID</b>	<b>Issue</b>	<b>Inspectorate's comments</b>	<b>Response / Action</b>	<b>Reference within this document</b>
4.10.2	Operational impacts on demographic effects and impacts on community infrastructure, housing, education, and other community facilities.	The Inspectorate notes that the scale and characteristics of the development are such that significant effects on such facilities may arise during operation and does not agree that this matter can be scoped out of consideration in the ES. Scope to include assessment of any potential significant effects on community infrastructure, housing education and other community facilities.	The ES includes an assessment of potential significant effects on community infrastructure, and other community facilities.  An assessment of potential significant effects on housing and education facilities has been scoped out as the nature of the Project does not lead to any direct impacts or demographic changes that will impact on housing and educational resources.	Section 8.3.2
4.10.3	Potential impacts	The ES should ensure the assessment of severance and land take is incorporated into the wider assessment of economic impact that may arise from the Project. This should include any information on temporary, or permanent loss in farmland, or changes in access to businesses and the subsequent economic impacts that may arise.	The ES includes an assessment of potential significant effects as a result of severance and land take, including agricultural land.	Section 8.2.5
4.10.4	Potential impacts	Scoping Report section 15.5 does not definitely state the spatial scope of the study area, and instead states likely areas to be affected by the Project. The ES should clearly define the spatial scope of the assessment and effort should be made to agree the spatial scope of the assessment with the relevant statutory undertakers.	The ES clearly defines the spatial scope of study.	Section 4.1

3.1.1.2 Table 3 below sets out the key stakeholder comments from the pre-application statutory consultation specific to Traffic and Transport. The table describes how each response has been or will be addressed by the Project. Responses have been included when they are directly relevant to the Infrastructure Planning (Environmental Impact Assessment)

Regulations 2017 (the Infrastructure EIA Regulations 2017), have required a technical clarification and / or further impact assessment. The full set of responses is contained in the Consultation Report (**Document Reference: 7.1 Appendix I-1**).

3.1.1.3 The consultee types for the purposes of statutory consultation under the 2008 Act are as follows:

- s42(a) is with prescribed consultees;
- s42(b) is with local authorities;
- s44 is with consultees with an interest in land; and
- s47 is with the local community.

**Table 3: PEIR Consultation Responses**

Consultee type	Consultee	Comment	Response / Action	Reference within this document
S42(a)	Burton upon Stather Parish Council	The Parish Council believes it will have a negative impact on the area as no jobs are guaranteed for local people. If jobs are offered to people from outside the area it will affect the local infrastructure.	We are working with NLC, the Greater Lincolnshire Local Enterprise Partnership and education providers to ensure as many local people as possible are aware of the training and employment opportunities offered by NLGEP and have the right skills to take advantage of them. The Applicant will prepare an Employment and Skills Policy to maximise the uptake of local employment opportunities and in addition is committed to supporting training and apprenticeship schemes.	7.2.1.3
S42(a)	Burton upon Stather Parish Council	Our local natural environment already offers educational facilities in the area.	We agree that the local natural environment offers educational opportunities. The Project will improve access to these through new foot and cycle paths, opening up access to the banks of the River Trent, and the creation of new woodland and wetland landscapes.	7.2.1.3
S42(a)	Burton upon Stather Parish Council	The Parish Council understands the government will not allow educational opportunities on site.	We understand this refers to early discussions with the Parish Council about the potential inclusion of an Energy Recovery Centre of Excellence as part of the Project.	N/A



Consultee type	Consultee	Comment	Response / Action	Reference within this document
			<p>When the Project was at an early stage in development the Applicant consulted the Department for Business, Energy and Industrial Strategy (BEIS), Ministry of Housing, Communities and Local Government (MHCLG) (now Department for Levelling Up, Housing and Communities - DLUHC) and PINS to understand the appropriate route for seeking development consent with regards to a potential</p> <ul style="list-style-type: none"> <li>a) Energy Recovery Centre of Excellence (ERCE),</li> <li>b) Enterprise Business Park and</li> <li>c) Commercial Glasshouse Development.</li> </ul> <p>This informed the submission on 20 December 2019 of a request to the Secretary of State for BEIS and the Secretary of State for MHCLG for a Direction under section 35 of the 2008 Act regarding the inclusion of these elements within the DCO for the Project.</p> <p>The Applicant received a Direction on 20 February 2020 which explained that whilst the Secretary of State for MHCLG was satisfied that the ERCE did fall within a business or commercial project of a prescribed description for the purposes of section 35(2)(a)(ii) of the 2008 Act it would not have a significant impact on an area wider than a single local authority and so was not of the view that it was a project of national significance which would fall within the PA 2008 regime. This direction informed the Project presented in subsequent public consultation.</p>	
S42(a)	Flixborough Parish Council	It is highly likely that those with the skills needed to work in such a plant will be hired from outside of the area and so there is no guarantee that the	The Applicant will prepare an Employment and Skills Policy to maximise the uptake of local employment opportunities and is committed to supporting training and apprenticeship schemes.	7.2.1.3

Consultee type	Consultee	Comment	Response / Action	Reference within this document
		jobs will go to local residents. Apprenticeships were mentioned but no guarantee was given that this would ever happen, how it would occur and how many opportunities would be available. It is understood that the educational opportunities will be limited due to health and safety and so this may not be as beneficial as it first appears. The visitor centre will be taking up space on the site, if the visitor centre was not in the development then less agricultural land would be needed.	The Applicant is working with NLC, the Greater Lincolnshire Local Enterprise Partnership and education providers to ensure as many local people as possible are aware of these opportunities and have the right skills to take advantage of them.	
S42(a)	Public Health England	The impact on the use of the allotments should be re-assessed and include consultation with the allotment holders to identify potential significance of the impacts, mitigation and benefits that can be gained during the restoration process. If you require any clarification on the above points or wish to discuss any particular issues please do not hesitate to contact us.	Land take from allotments has been reviewed and all impacts on allotments have been designed out. Therefore, no impacts on allotments are reported in the Environmental Statement ( <b>Document Reference 6.0</b> ).	N / A
S42(b)	North Lincolnshire Council	The energy sector has been identified as a key sector across the Humber and the Greater Lincolnshire regions. This sector is identified in the North Lincolnshire Economic Growth Plan as a dedicated growth sector for the Humber Energy cluster. North	This is noted. Given the mix of employment types anticipated during construction and operation, the assessment has used a single average value for Gross Value Added (GVA) per worker based on data for North Lincolnshire. This is set out in Chapter 14 of the Environmental Statement ( <b>Document Reference 6.2.14</b> ).	5.2.2.2, Table 4

Consultee type	Consultee	Comment	Response / Action	Reference within this document
		<p>Lincolnshire Council have opted to play an integral role in this challenge through the implementation of its strategy: A Green Future: Our Plan for Positive Change (2021).</p> <p>The North Lincolnshire Economic Growth Plan sets out foundations for sustainable growth and the clear goals needed to improve the areas economic prosperity and position in the area. The plan aims to stimulate growth through capital investment to enable regeneration, infrastructure, and embed and progress clean growth. Within this plan, it included 10 priorities, 2 of which were "grow the manufacturing and engineering supply chain hub" and "support the growth and diversification of the Humber chemical and energy cluster".</p> <p>Therefore, this project could play a valuable role in meeting the aims of the Economic Growth Plan.</p> <p>North Lincolnshire Council is satisfied with the approach to the assessment of socio-economic impacts presented in Chapter 14. The methodology used to determine the impact of the Project is clear and helpful, indicating levels that can be easily reviewed. However, for more meaningful Economic Impact Key Assumptions relevant to the LIA,</p>		

Consultee type	Consultee	Comment	Response / Action	Reference within this document
		<p>North Lincolnshire Council suggests that in regard to potential GVA values in both the construction phase and Operation the Applicant includes information drawn from regional data source alongside national data and suggest the figure for GVA per worker should take into account the local economy. (DEFRA published a 'Rural productivity and GVA' paper that quantified GVA per worker for rural authorities as ~83% of England average.</p>		
S42(b)	North Lincolnshire Council	<p>It is agreed that based on the figures provided the potential for between 247-319 total jobs supported during construction phase of the Project will be a positive moderate effect and significant economic benefit through the provision of temporary jobs creating opportunities for local businesses as part of the North Lincolnshire Green Energy Park construction phase.</p> <p>It is considered that the potential for between 100-129 total jobs supported during the operation of the Project is a moderate benefit as the operational figures indicated are low compared to the size of the development.</p>	<p>This is noted. Net operational employment figures and the input data and calculation are reviewed in Chapter 14 of the Environmental Statement (<b>Document Reference 6.2.14</b>).</p>	Section 5.2.2

Consultee type	Consultee	Comment	Response / Action	Reference within this document
		<p>North Lincolnshire Council support the Applicant's proposal to enter into a Local Labour Agreement to provide additional job opportunities to enable local residence to enhance their skills and qualifications within the green energy sector, particularly. This will help shape the local labour force to meet industry requirements, raise ambitions and aspirations and help residents to understand better the employment and training opportunities available to them. A LLA would support North Lincolnshire's plans to achieve a more highly skilled workforce, higher paid jobs, full employment and increase prosperity in the LIA. Alongside a LLA, it would be beneficial to submit an Employment and Skills Plan for the project.</p>		
S42(b)	North Lincolnshire Council	<p>The LPA would encourage communication, if this has not yet occurred, between the Applicant and the affected businesses identified in para 8.1.1.2. The ES should also consider the potential impacts should it not be possible to relocate businesses within the Order Limits or the LIA.</p>	<p>The affected businesses have all been consulted as land interests under S42(1)(d) of the 2008 Act. Full details of the consultation undertaken is set out in the Consultation Report (<b>Document Reference 7.1</b>). Importantly, whilst the DCO process does not accommodate the relocation of displaced businesses, the Applicant has engaged with all the businesses that will be impacted by the Project and is working with the landlord and tenants along with other landlords, including NLC, to find alternative accommodation or</p>	8.2.1



Consultee type	Consultee	Comment	Response / Action	Reference within this document
			commercial compensation for those that may choose to retire or close their businesses. Chapter 14: Socio-economics of the Environmental Statement ( <b>Document Reference 6.2.14</b> ) considers the socioeconomic impact of the Project in relation to commercial premises demolished with their occupants and employees needing to relocate to allow for construction of the Project.	
S42(b)	North Lincolnshire Council	The proposed provision of the Visitor Centre to include community and educational facilities is recognised by North Lincolnshire Council as having the potential to support to the local communities, the wider area (regionally and nationally). Whilst also having the potential to positively impact on North Lincolnshire Visitor Economy.	The Visitor Centre will include a classroom, which will allow visits for educational purposes by schools and other community groups. The Applicant is working with NLC Council, the Greater Lincolnshire Local Enterprise Partnership and education providers to ensure as many local people as possible are aware of the training and employment opportunities offered by the Project. The Applicant will prepare an Employment and Skills Policy to maximise the uptake of local employment opportunities and is committed to supporting training and apprenticeship schemes.	7.2.1.3
S42(b)	North Lincolnshire Council	Whilst it is agreed that the proposed development would have limited impact upon community resources it is noted that there is the potential for shortages in temporary accommodation should the development be brought forwards alongside other major proposed developments in the local area (such as Keadby 3).	An assessment of potential significant effects on housing facilities has been scoped out as the nature of the Project does not lead to any direct impacts or demographic changes that will impact on housing resources. This is set out in Chapter 14: Socio-economics of the Environmental Statement ( <b>Document Reference 6.2.14</b> ).	N / A
S42(b)	North Lincolnshire Council	The LPA would encourage communication, if this has not yet	The affected businesses have all been consulted as land interests under S42(1)(d) of the Act 2008. Full	

Consultee type	Consultee	Comment	Response / Action	Reference within this document
		<p>occurred, between the Applicant and the affected businesses identified in para 8.1.1.2. The ES should also consider the potential impacts should it not be possible to relocate businesses within the Order Limits or the LIA.</p>	<p>details of the consultation undertaken is set out in the Consultation Report (<b>Document Reference 7.1</b>). Importantly, whilst the DCO process does not accommodate the relocation of displaced businesses, the Applicant has engaged with all the businesses that will be impacted by the Project and is working with the landlord and tenants along with other landlords, including NLC, to find alternative accommodation within the local area or to provide commercial compensation for those that choose to retire or close their businesses.</p> <p>Chapter 14 of the Environmental Statement (<b>Document Reference 6.2.14</b>) considers the economic impact of the commercial premises to be demolished with their occupants and employees needing to relocate to allow for construction of the Project.</p>	
S44	AB Agri	<p>AB Agri's principal concern is the proposed NLGEP's impact on the biosecurity of the animal feed mill. The consultation documents suggest that RDF (Refuse Derived Fuel) will be delivered in sealed containers, which addresses some of our concerns in the absence of specific components of waste to be delivered. However, the delivery routes and the ERF are proposed in such a proximity to the raw materials intake section of ABN's plant, which will place an unacceptable risk to the biosecurity of AB Agri's operation. In particular, the</p>	<p>Material will be delivered to site in sealed containers or in bales. The material will then be stored in a sealed building, which is maintained at a negative pressure. The delivery routes to the Energy Recovery Facility (ERF) are on the southern face of the building, away from AB Agri's facility, with the tipping hall door more than 250m from AB Agri's facility.</p> <p>The Applicant is continuing to engage with AB Agri to resolve all outstanding technical issues to ensure that there will be no impact on the viability of its business and identify any need for additional mitigation measures to address specific concerns.</p>	8.2.1

Consultee type	Consultee	Comment	Response / Action	Reference within this document
		use and handling of any RDF containing animal origin material in such close proximity to ABN places significant commercial risks to the business.		
S47	Local Community	For the size of the development, the long term jobs created is minimal.	As set out in Chapter 14 of the Environmental Statement ( <b>Document Reference 6.2.14</b> ), construction of the Project could result in the creation of up to 3350 full time equivalent (FTE) jobs over the whole duration of the construction phase. Not all the jobs will be taken up by residents of the LIA and WIA and overall, the net direct job creation from construction is 2280 FTE, taking account of direct leakage and displacement. The Project is likely to directly provide around 290 FTE jobs once operational.	Section 8.2.1, Table 16 and 8.3.2, Table 19
S47	Local Community	Take on local businesses, not major companies that will build/construct and then leave the area. Make sure all the plans/designs are kept and backed up for the next generation when it is being built.	The Applicant is working with NLC, stakeholders and education providers to ensure as many local people and businesses as possible are aware of the opportunities presented by the Project and have the right skills to take advantage of them. This includes seeking to open up our supply chain to local businesses where possible. The Applicant will prepare an Employment and Skills Policy to maximise the uptake of local employment opportunities and is committed to supporting training and apprenticeship schemes.	7.2.1.3
S47	Local Community	Does not appear that it will create large numbers of jobs	As set out in Chapter 14 of the Environmental Statement ( <b>Document Reference 6.2.14</b> ), construction of the Project could result in the creation of up to 3550 full time equivalent (FTE) jobs over the whole duration of the construction phase. Not all the jobs will be taken	Section 8.2.1, Table 16 and 8.3.2, Table 19

Consultee type	Consultee	Comment	Response / Action	Reference within this document
			up by residents of the LIA and WIA and overall, the net direct job creation from construction is 2280 FTE, taking account of direct leakage and displacement. The Project is likely to directly provide around 290 FTE jobs once operational.	
S47	Local Community	Proposed employment is a selling point to try and justify the site.	<p>The Government has set out its plans for a green industrial revolution, which could see billions of pounds invested and create 250,000 highly-skilled green jobs. The creation of new employment and training opportunities at projects such this is an important part of realising this vision.</p> <p>As set out in Chapter 14 of the Environmental Statement (<b>Document Reference 6.2.14</b>), construction of the Project could result in the creation of up to 3550 full time equivalent (FTE) jobs over the whole duration of the construction phase. Not all the jobs will be taken up by residents of the LIA and WIA and overall, the net direct job creation from construction is 2280 FTE, taking account of direct leakage and displacement. The Project is likely to directly provide around 290 FTE jobs once operational. The Applicant will prepare an Employment and Skills Policy to maximise the uptake of local employment opportunities and is committed to supporting training and apprenticeship schemes.</p>	Section 8.2.1, Table 16 and 8.3.2, Table 19 and Section 7.2.1.3
S47	Local Community	I'm not convinced that so many jobs are possible when the Solar 21 project in East Yorks only employs 28 local people. This appears to be wishful thinking.	As set out in Chapter 14 of the Environmental Statement ( <b>Document Reference 6.2.14</b> ), construction of the Project could result in the creation of up to 3550 full time equivalent (FTE) jobs over the whole duration of the construction phase. Not all the jobs will be taken up by residents of the LIA and WIA and overall, the net	Section 8.2.1, Table 16 and 8.3.2, Table 19

Consultee type	Consultee	Comment	Response / Action	Reference within this document
			<p>direct job creation from construction is 2280 FTE, taking account of direct leakage and displacement. The Project is likely to directly provide around 290 FTE jobs once operational.</p> <p>We are working with North Lincolnshire Council, stakeholders and education providers to ensure as many local people and businesses as possible are aware of the opportunities presented by NLGEP and have the right skills to take advantage of them.</p>	
S47	Local Community	Further investment must be made in the towns and local areas instead of open ended promises.	<p>The Project represents a significant investment into the local area, which will deliver a number of benefits for those living in the local area. This includes:</p> <ul style="list-style-type: none"> <li>■ Supporting the creation of net 2280 FTE jobs over the whole duration of the construction phase. and around 290 jobs once operational.</li> <li>■ Creating apprenticeships, post-graduate programmes and funded research placements.</li> <li>■ Increasing revenues from business rates from the Projects and associated developments.</li> <li>■ Providing low carbon heat and power to new residential development and businesses through the local district network.</li> <li>■ Creating new routes for walking and cycling.</li> <li>■ Providing better access to the River Trent and the countryside.</li> <li>■ Improving local biodiversity.</li> <li>■ Creating educational opportunities for local schools through a Visitor Centre.</li> </ul>	N / A
S47	Local Community	Excellent opportunities clearly emerging for all within the local community to integrate and develop within the area. It would also be hoped that as part of this local partnerships	As part of the Applicant's commitment to developing local skills, we will support apprenticeship schemes, incorporating the re-training of mature participants, post-graduate training programmes, and funded research placements. Training opportunities will be	7.2.1.3

Consultee type	Consultee	Comment	Response / Action	Reference within this document
		with other local industries can be combined as well as local educational facilities to provide training as well as early age education.	made available at the Project and in collaboration with local partners. The Visitor Centre proposed will also create educational opportunities for local educational institutions. The Applicant will prepare an Employment and Skills Policy to maximise the uptake of local employment opportunities and is committed to supporting training and apprenticeship schemes.	
S47	Local Community	very few, if any local firms will be involved in the construction. New job numbers seem very optimistic.	Construction of the Project could result in the creation of up to 3550 FTE jobs over the whole duration of the construction phase. The Applicant will prepare an Employment and Skills Policy Agreement to maximise the uptake of local employment opportunities and in addition is committed to supporting training and apprenticeship schemes. Indeed, as set out in Chapter 14 of the Environmental Statement ( <b>Document Reference 6.2.14</b> ), direct construction employment could also lead to opportunities for local businesses to supply the project or to benefit from expenditure of construction workers	Section 8.2.1 and 8.3.2 and Section 7.2.1.3
S47	Local Community	The opportunity for employment and training in green energy further down the East Coast is a far better prospect, with less negative impact on the local communities being positioned as they are.	Flixborough Industrial Estate is considered an ideal site for a facility of this type. It was selected based on the local availability of RDF feedstock supplies currently going either to landfill or export through the Humber ports, the availability of available grid export capacity and the availability of an operational port providing rail and sea links within an established industrial zone. A description of 'reasonable alternative' locations that were considered as part of the selection process is set out in Chapter 3: The Project Description and	Chapter 3 and 6.4.7

Consultee type	Consultee	Comment	Response / Action	Reference within this document
			<p>Alternatives of the Environmental Statement <b>(Document Reference 6.2.3)</b>. Furthermore, the Index of Multiple Deprivation places the Local Impact Area in the top 10-25% of most deprived areas in terms of Education Skills and Training. This suggests that the local community will benefit from the training and employment opportunities offered by the Project.</p>	
S47	Local Community	<p>I was a local Headteacher and have seen how promises and proposals made by companies about educational opportunities sound exciting and look persuasive but in reality come to nothing after a very short period of time. There are other opportunities to find out more and balance the arguments so I am not persuaded of the positive impact of the educational argument put forward.</p>	<p>The Applicant is working with NLC, stakeholders and education providers to ensure as many local people and businesses as possible are aware of the opportunities presented by the Project and have the right skills to take advantage of them. This includes seeking to open up our supply chain to local businesses where possible. The Applicant will prepare an Employment and Skills Policy to maximise the uptake of local employment opportunities and is committed to supporting training and apprenticeship schemes.</p>	7.2.1.3
S47	Local Community	<p>I would like to see young people from school/college given opportunities to break cycle of unemployment in Scunthorpe.</p>	<p>The Project will result in the creation of up to 290 FTE new jobs once it is operational. These will be a mix of full and part-time jobs including operatives, shift team leaders, mechanical engineers and thermal energy specialists. As part of the Applicant's commitment to developing local skills, we plan to create new apprenticeships incorporating the re-training of mature participants, post-graduate programmes, and funded research placements. The Applicant is working with NLC, stakeholders and education providers to ensure as many local people</p>	8.3.2 and 7.2.1.3



Consultee type	Consultee	Comment	Response / Action	Reference within this document
			<p>and businesses as possible are aware of the opportunities presented by the Project and have the right skills to take advantage of them. This includes seeking to open up our supply chain to local businesses where possible.</p> <p>The Applicant will prepare an Employment and Skills Policy to maximise the uptake of local employment opportunities and is committed to supporting training and apprenticeship schemes.</p>	
S47	Local Community	<p>I am not happy with the park going ahead at all because of the future impact on my property. This could lead to a devaluation of the property and not wanting to live near the park. Also, I do not want it imposing on my surroundings. I don't agree with the park going ahead.</p>	<p>There is no evidence that ERFs reduce the prices of nearby properties. As such this has been scoped out of the assessment. According to research undertaken in relation to seven operational energy recovery facilities in the UK by Cranfield University in 2013, "no significant negative effect was observed on property prices at any distance within 5 km." This indicated that the perceived negative effect of the thermal processing of waste on local property values is negligible.</p>	N / A
S47	Local Community	<p>Will you create apprentice posts for young adults/school leavers?</p>	<p>We are working with education providers to ensure local people are aware of the apprenticeship opportunities to be provided by the Project.</p> <p>As part of the Applicant's commitment to developing local skills, we plan to create new apprenticeships incorporating the re-training of mature participants, post-graduate programmes, and funded research placements.</p> <p>The Applicant is working with NLC, stakeholders and education providers to ensure as many local people and businesses as possible are aware of the opportunities presented by the Project and have the right skills to take advantage of them.</p>	7.2.1.3

Consultee type	Consultee	Comment	Response / Action	Reference within this document
			<p>The Applicant will prepare an Employment and Skills Policy to maximise the uptake of local employment opportunities and is committed to supporting training and apprenticeship schemes.</p>	
S47	Local Community	<p>Can you inform us which businesses will be affected, are they being reimbursed for the cost of moving including any potential loss of income and jobs as a result of the re-location? Have GLEP representatives met with these business owners and reached agreements on the aforementioned?</p>	<p>The two main operators at Flixborough Wharf whose premises will be affected by the Project are RMS Ports and Rainham Steel.</p> <p>At the time of writing, RMS Ports' preferred option is to continue their operation at the Port using other facilities and to provide the services for the new requirements of the operational ERF. However, should RMS Ports decide not to remain on the site after construction, they would be able to relocate their current operations at Flixborough Wharf to their existing facilities at Gunness and Althorpe.</p> <p>It is proposed that the steel stockyard currently operated by Rainham Steel will be re-located to a location to be agreed with Rainham Steel. We are in the process of agreeing commercial arrangements for the relocation of Rainham Steel operations within the Scunthorpe area to allow for their current level of steel-stocking operations to continue.</p> <p>There are also buildings at Wharftide Court which will require demolition as part of the Project. The Applicant has been in contact with each of these businesses and there are currently a number of relocation opportunities within the local area which are being explored. The details of discussions with each business are commercially sensitive and we are therefore unable to provide more detail on them at this time.</p>	8.2.1

Consultee type	Consultee	Comment	Response / Action	Reference within this document
S47	Local Community	The area now has a promise of 257 full time jobs, this number has reduced since the first inception of the proposal, how can residents be certain that this paltry figure will not decrease even further. Your documentation refers to the fact that there is a potential for more than 1000 further jobs at the site due to it being a more attractive place for other businesses to relocate to. The consensus of opinion is that Flixborough Industrial Site is not suited for further expansion given the fact that this is a predominantly rural farming area in close proximity to small village settlements.	As set out in Chapter 14 of the Environmental Statement ( <b>Document Reference 6.2.14</b> ), construction of the Project could result in the creation of up to 3550 full time equivalent (FTE) jobs over the whole duration of the construction phase. The Project is likely to directly provide around 290 FTE jobs once operational. However, by providing low-carbon heat and power, the Project could become an attractive place for businesses to locate, providing an additional 1000 jobs at the site. Whilst this is still an important part of our vision, we need to get permission to build the Energy Recovery Facility and the facilities that will let us treat and use the by-products first. They will help create the right conditions for further investment in jobs and skills. Separate planning permission for any development associated with the wider site would need to be sought from North Lincolnshire Council	Section 8.2.1 and Section 8.3.2
S47	Local Community	Residents also have major concerns regarding the fact that this incineration plant will devalue their properties. We already have at least one instance whereby a sale fell through due to the buyers discovering this proposed development could be on the doorstep.	There is no evidence that ERFs reduce the prices of nearby properties. As such this has been scoped out of the assessment. According to research undertaken in relation to seven operational energy recovery facilities in the UK by Cranfield University in 2013, “no significant negative effect was observed on property prices at any distance within 5 km.” This indicated that the perceived negative effect of the thermal processing of waste on local property values is negligible.	N / A
S47	Local Community	Needs a dedicated training centre, to offer courses for schools and colleges. Very good to educate in energy and the environment.	The Visitor Centre will provide training facilities, delivered in consultation with education providers.	7.2.1.3

Consultee type	Consultee	Comment	Response / Action	Reference within this document
			<p>The Applicant is working with education providers to ensure local people are aware of the apprenticeship opportunities to be provided by the Project.</p> <p>As part of the Applicant's commitment to developing local skills, we plan to create new apprenticeships incorporating the re-training of mature participants, post-graduate programmes, and funded research placements.</p> <p>The Applicant is working with NLC, stakeholders and education providers to ensure as many local people and businesses as possible are aware of the opportunities presented by the Project and have the right skills to take advantage of them.</p> <p>The Applicant will prepare an Employment and Skills Policy to maximise the uptake of local employment opportunities and is committed to supporting training and apprenticeship schemes.</p>	
S47	Local Community	<p>The creation of new jobs in an area is always a good thing and with the way things need to change in the future this sounds like it will be good opportunity for people to learn new roles and skills to help in this area.</p> <p>The visitor centre sounds like a great idea. As a parent of 2 young boys more needs to be done to educate people on the changes we need to make and this will be brilliant step towards this. The ideas put forward seem really positive, it would be a</p>	This is noted.	N / A

Consultee type	Consultee	Comment	Response / Action	Reference within this document
		place I would like to visit once completed.		
S47	Local Community	New jobs do not equate to the devaluation of our health and our homes!	The assessment in Chapter 17 of the Environmental Statement ( <b>Document Reference 6.2.17</b> ) concludes that the Project is not expected to lead to significant negative impacts on health and wellbeing. There is no evidence that ERFs reduce the prices of nearby properties. As such this has been scoped out of the assessment. According to research undertaken in relation to seven operational energy recovery facilities in the UK by Cranfield University in 2013, “no significant negative effect was observed on property prices at any distance within 5 km.” This indicated that the perceived negative effect of the thermal processing of waste on local property values is negligible.	Chapter 17
S47	Local Community	Good idea as long as the incinerator isn't built and the education is used to actually create pollution free energy and not try to cover over money making company who wants to pollute our towns with no consideration to our health.	The Project meets the R1 energy efficiency criteria set out in the Waste Framework Directive 2008/98/C (WFD) to qualify as an energy recovery operation and is therefore an Energy Recovery Facility rather than an incinerator. The Project combines technologies to capture, store and use by-products from the energy recovery process. We have assessed impacts on climate change - how 'green' the project is – in Chapter 6 of the ES ( <b>Document Reference 6.2.6</b> ). Compared to the alternative of managing waste through landfill, we expect operation of NLGEP to result in an overall reduction in the release of the greenhouse gases which contribute to climate change. The Visitor Centre is anticipated to provide educational opportunities for children and adults to learn more about living sustainably.	Chapter 6 and Chapter 17

Consultee type	Consultee	Comment	Response / Action	Reference within this document
			With regards to health, the assessment in Chapter 17: Health of the Environmental Statement ( <b>Document Reference 6.2.17</b> ) concludes that the Project is not expected to lead to significant negative impacts on health and wellbeing.	

## 4. ASSESSMENT PARAMETERS

### 4.1 Defining the Project's Area of Influence

- 4.1.1.1 One of the first stages in developing a methodology for the assessment is defining a project's area of influence. This is the area in which effects (be they positive or negative) may occur through the construction, operation and decommissioning of the Project. The effects of decommissioning are considered likely to be similar to those encountered during the construction of the Project and therefore are not considered separately.
- 4.1.1.2 The Project is located in North Lincolnshire to the north of Scunthorpe on the eastern bank of the River Trent. It has direct links to the A1077 and the M181.
- 4.1.1.3 North Lincolnshire Unitary Authority (UA) and the Scunthorpe Travel to Work Area (TTWA) are the most likely to be affected by the potential economic impacts of the Project. The relevant study areas are shown in Figure 5 and 6, namely:
- Immediate Impact Area (IIA) – the Local Super Output Areas (LSOA) covering the site;
  - Local Impact Area (LIA) – North Lincolnshire Unitary Authority area; and
  - Wider Impact Area (WIA) - Scunthorpe Travel to Work Area.
- 4.1.1.4 NLC is satisfied with the extent of the impact areas that have been defined. The assessment of the impacts within each defined impact area includes regional and national level comparisons.
- 4.1.1.5 The assessment study areas include the areas of land required both temporarily and permanently for the Project. It also includes a wider corridor within which receptors or resources could be affected by a combination of significant residual effects drawing from the findings of other technical disciplines: noise, vibration, air quality, traffic (in relation to heavy goods vehicles (HGV)) and visual intrusion.

### 4.2 Temporal/Phasing

- 4.2.1.1 The likely effects associated with the stages of the Project on economic, community and land use resources and receptors will vary and are considered in the following broad categories:
- construction impacts: including temporary disruption to resources and receptors and economic impacts such as employment, expenditure through the supply chain and accommodation requirements for in-migrating contractors; pressure on local services; and
  - operational impacts: including economic impacts such as generation of employment opportunities or loss of employment from business displacement.
- 4.2.1.2 The effects of the Project have been assessed for the construction and commissioning phase. Construction and commissioning is phased over this period. The first element of the Project, the ERF, is planned to come

into operation in 2028. Should this programme change, within reason, there would be no material change to the significance of the effects reported.



## 5. ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

### 5.1 Introduction

5.1.1.1 This section sets out the assessment methodology and description of the significance criteria upon which the assessment is based.

### 5.2 Methodology

#### 5.2.1 *Net Economic Impacts*

5.2.1.1 One of the main aspects of the assessment is the net economic gain derived from the Project for the construction and operational phases. The assessment considers:

- net economic gain taking account of leakage and displacement;
- employment effects reported as full time equivalent (FTE) jobs and the GVA by these jobs;
- employment, economic and community effects often interact so interrelationships between these are also considered. For example, increased employment rates and economic activity provide additional economic benefits to local communities through indirect expenditure;
- estimates of construction jobs, provided by the Applicant and validated based on ERM's experience of similar developments; and
- the analysis of the direct operational phase employment effects, based on the estimated number of workers to be employed at the facility from information supplied by the Applicant.

5.2.1.2 The assessment of likely effects on the local, regional and national economies during construction, operation and decommissioning of the Project consider the scale of the following:

- direct economic effects: jobs and GVA that are wholly or largely related to construction, decommissioning and operation of the Project.
- indirect economic effects (positive and negative): jobs and GVA generated in the areas of influence in the chain of suppliers of goods and services to the direct project activities.
- induced economic effects: jobs and GVA created by direct and indirect employees' spending in the study area or in the wider economy.
- wider economic effects (positive and negative): employment and income generated in the national / regional economy related to the Project.

## 5.2.2 Economic Impact Key Assumptions

### Construction

5.2.2.2 The key assumptions that are used in the economic impact assessment of the construction phase in terms of input data and additionality are set out in Table 4.

**Table 4: Construction Economic Impact Key Assumptions**

Assumption	Value	Source
Leakage	25%	HCA Additionality Guide, 2014, Table 4.3, P27
Displacement	10%	HCA Additionality Guide, 2014, Table 4.8, P30
Composite Multiplier	1.29	Local Area, HCA Additionality Guide, 2014, Table 4.12, P35
GVA per worker	£47,650	GVA for filled worker, North Lincolnshire, all economy, ONS 2017

5.2.2.3 Leakage is the level of benefits likely to go outside the LIA/WIA. The leakage level of 25% is the medium rate from the HCA Additionality Guide, given that the construction jobs will include a substantial proportion of specialist roles.

5.2.2.4 Displacement is the proportion of economic benefits that are displaced from elsewhere in the LIA/WIA. Displacement is assumed to be 10%, as there will be only marginal displacement of construction activities from elsewhere in the LIA and WIA. Direct displacement/relocation of businesses within the Application Land is taken into account in the calculation of net new jobs created.

5.2.2.5 There will also be multiplier effects associated with construction jobs as construction activities lead to other associated business benefits through the supply chain. Multiplier impacts are secondary impacts within the local economy from supply linkages through procurement (indirect effects) and income associated with local expenditure from employees (induced effects). A multiplier of 1.29 has been assumed based on national guidance for estimating the likely scale of composite multipliers at the sub-regional level.

### Operation

5.2.2.6 The key assumptions that are used in the economic impact assessment of the operational phase in terms of input data and additionality are set out in Table 5

**Table 5: Operational Economic Impact Key Assumptions**

Assumption	Value	Justification
<b>Additionality</b>		
Leakage	23%	Leakage across the area is assumed to be relatively low

<b>Assumption</b>	<b>Value</b>	<b>Justification</b>
Displacement	30%	The overall level of displacement is assumed to be low to medium as the Project will not significantly displace economic activity from elsewhere given its unique nature. In line with the HCA Additionality Guide Table 4.8, P30
Composite Multiplier	1.29	Local Area, HCA Additionality Guide, 2014, Table 4.12, P35
<b>Data Assumptions</b>		
GVA per worker	£47,650	GVA for filled worker, North Lincolnshire, all economy, ONS 2017

5.2.2.7 Leakage is assumed to be 23%, based on travel to work flows of around 23% of jobs in North Lincolnshire which are filled by non-district residents. This also reflects that the principal labour market catchment area, the Scunthorpe TTWA, contains at least 75% of the area's workforce that both live and work in the area.

5.2.2.8 A displacement level of 30% is a low-medium rate from the HCA Additionality Guide as the unique nature of the Project will not result in significant displacement of economic activity elsewhere. A multiplier of 1.29 has been assumed based on national guidance for estimating the likely scale of composite multipliers at the sub-regional level.

### **5.2.3 Community Assessment**

5.2.3.1 The community assessment addresses the likely effects on residential properties (and their occupants), community facilities, including recreational facilities, open space and Public Rights of Way (PRoWs) (and their users) and communities as a whole. The assessment of tourism impacts is considered in relation to impacts on individual tourist related businesses.

5.2.3.2 Effects may result from:

- a loss or gain as a result of the land required for the construction or operation of the Project;
- isolation as a consequence of barriers (physical, psychological and social) that communities would face resulting from construction or operation of the Project;
- in-combination effects relating to a change in the amenity value of community resources, as a consequence of a combination of factors (noise and vibration, HGV traffic, air quality and visual impacts); and
- the temporary presence of construction workers and their demands on community facilities.

5.2.3.3 There are no industry-wide accepted methods for assessing community effects. The method that has been developed for predicting and assessing effects in this ES draws on existing guidance, analysis and methods used by ERM for other large infrastructure projects.

- 5.2.3.4 Effects have been derived from the interaction between the magnitude of impacts (which broadly reflect their severity, duration or extent) and the sensitivity of the resources and receptors (which broadly reflects their ability to accommodate impacts without fundamentally changing their functionality or amenity value).
- 5.2.3.5 The community assessment is largely based on qualitative information. However, relevant quantitative inputs have been used wherever possible (eg. numbers of properties affected, net change in open space provision, diversions of PRoWs). Opportunities to mitigate community effects have been identified during the course of the development and consultation on the Project and will continue to be developed through discussion with those affected.
- 5.2.3.6 Significant in-combination effects may arise from the combination of two or more residual significant effects reported by other disciplines on the amenity of a group (street, hamlet or village) of residential properties or on community facilities. Amenity may be affected by a combination of factors such as sound, noise and vibration, air quality, landscape and visual and traffic and transport, taking into account the sensitivity of the resource and receptors.
- 5.2.3.7 The spatial scope of the community assessment varies, depending on the nature of the receptors and the impacts being considered. The effects of construction on the land used for construction and/or operation are confined to the immediate vicinity of the route. Effects resulting from a combination of effects or relating to the overall functionality of a community will typically apply to wider areas such as neighbourhoods or whole settlements.
- 5.2.3.8 Generally, the assessment methodology excludes, for the purposes of reporting in-combination effects, residential properties where the total number of dwellings affected in a group is fewer than five. In-combination impacts on individual properties or groups of less than five properties do not constitute a significant community effect.

## 5.2.4 *Significance Criteria*

- 5.2.4.1 The economic, community and land use assessment is determined by the:
- sensitivity of receptors;
  - magnitude of impacts; and
  - significance of effects.
- 5.2.4.2 The evaluation of the significance of effects involves the assessment of how the potential changes to baseline conditions might result in effects. There are no published economic, community or land use standards that define receptor sensitivity, magnitude or significance. The definitions presented in Table 6, Table 7 and Table 8 which have been developed and applied to the assessment, are based on professional judgement and precedent set in similar assessments.
- 5.2.4.3 The assessment criteria outlined in Table 6, Table 7 and Table 8 have been used and an assessment made of the magnitude of the impacts in

combination with receptor sensitivity to determine the significance of any effects.

### Receptor Sensitivity

5.2.4.4 For economic effects (including employment), the availability of labour and skills is critical in accommodating the demands, needs and requirements of the Project. Adequate capacity, ie. a sufficient labour supply in an area, results in a low sensitivity; while limited capacity results in a high sensitivity. For social effects, receptor sensitivity is principally defined by the ability of the social receptor to absorb or adapt to change and the level of usage by sensitive or vulnerable social groups. These are defined in Table 6.

**Table 6: Receptor Sensitivity**

Sensitivity	Description
High	There is no or low availability of relevant labour and skills in the wider study area workforce, for example as a result of very low unemployment rates. The Project would lead to labour market pressure and distortions (ie. skills and capacity shortages, import of labour, wage inflation). The receptor is of international or national importance and/or has little or no ability to absorb change or recover/adapt and/or is solely used by sensitive groups such as older people, children and people of poor health.
Medium	The area has a constrained supply of labour and skills. The Project may lead to some labour market pressure and distortions. The receptor is of regional or local importance and/or has medium ability to absorb change or recover/adapt and/or is principally used by sensitive groups such as older people, children and people of poor health.
Low	The area has a readily available labour force with some skill deficits. The Project is unlikely to lead to labour market pressure and distortions. The receptor is of local importance and/or has ability to absorb change or recover. It may also be used by sensitive groups such as older people, children and people of poor health.
Very Low/Negligible	An effect would not be discernible in the context of the number of jobs created or lost within the wider study area and the capacity of that area to accommodate the change. The receptor is of local importance and/or is able to absorb change and/or recover or adapt to the change and is not specifically for use by sensitive groups such as older people, children, and people of poor health.

### Magnitude of Impacts

5.2.4.5 The magnitude of impacts is determined by the extent of the change and the scale of the impact. A level of impact magnitude has been assigned in Table 7 taking into consideration the following:

- extent of change – taking account of the number of people affected and the size of the area impacted upon; and
- scale of the impact – whether permanent during operation or temporary/short-term during construction.

**Table 7: Magnitude of Impact (beneficial and adverse)**

Impact Magnitude	Description
High	<ul style="list-style-type: none"> <li>■ The impact would dominate over baseline conditions.</li> <li>■ Impacts would be experienced at an international or national scale.</li> <li>■ Constitutes a long-term change to baseline. Impacts would be of long-term duration (continuous ie. permanent and irreversible)</li> <li>■ Major impact on large numbers of businesses, employment creation or well-being of receptors/local people (with number depending on the local context).</li> </ul>
Moderate	<ul style="list-style-type: none"> <li>■ A medium-term impact on the baseline conditions (ie. 3-5 years).</li> <li>■ Impacts would be experienced at a regional or sub-regional scale.</li> <li>■ Moderate impact on businesses, employment creation or well-being of receptors/local people (with number depending on the local context).</li> </ul>
Low	<ul style="list-style-type: none"> <li>■ A short term impact on the baseline conditions (ie. 1-2 years).</li> <li>■ Impacts would be experienced at a local level.</li> <li>■ Minor impact on businesses, employment creation or well-being of receptors/local people (with number depending on the local context).</li> </ul>
Very Low/Negligible	<ul style="list-style-type: none"> <li>■ A very short-term/temporary change to the baseline (ie. &lt; 1 year).</li> <li>■ Any impacts would be experienced at a local level.</li> <li>■ Slight/no impact on businesses, employment creation or well-being of receptors/local people (with number depending on the local context).</li> </ul>

### *Significance of Effects*

The level of significance is determined by the sensitivity of the receptor and magnitude of the impacts upon them (see Table 8). For the purposes of the assessment and the EIA Regulations, ‘significant effects’ are those identified as being moderate or major (adverse or beneficial). Minor and negligible effects are not considered to be ‘significant’.

**Table 8: Significance of Effect**

		Sensitivity of Receptors			
		High	Medium	Low	Very Low/ Negligible
Magnitude of Impact	High	Major	Major	Moderate	Minor
	Medium	Major	Moderate	Minor	Negligible
	Low	Moderate	Minor	Negligible	Negligible
	Very Low/ Negligible	Minor	Negligible	Negligible	Negligible

5.2.4.6 The significance of effects is assessed relative to the baseline. The effects are defined as being:

- Beneficial – advantageous or beneficial on an impact area/defined receptors;
- Negligible – imperceptible/no effect on an impact area/defined receptors; and
- Adverse – disadvantageous or negative effect on an impact area/defined receptors.

## 6. BASELINE AND RECEPTORS

### 6.1 Introduction

- 6.1.1.1 This section outlines the baseline receptors which are considered as part of the economic, community and land use assessment.
- 6.1.1.2 The economic, community and land use assessment is based on available published data at the time of writing, with no specific surveys or site visits undertaken.

### 6.2 Data Sources

- ONS - Employment and labour market data;
- NOMIS - labour market profiles;
- Census 2011 - Population and demographics;
- Index of Multiple Deprivation, 2020;
- North Lincolnshire Settlement Survey, 2019;
- North Lincolnshire Open Space Study, 2019;
- North Lincolnshire Public Rights of Way Definitive Map and modifications orders; and
- North Lincolnshire Strategic Housing and Economic Land Availability Assessment, September 2019.

### 6.3 Existing Land Use

- 6.3.1.1 The Project is located at and around Flixborough Wharf, adjacent to Flixborough Industrial Estate, Stather Road/First Avenue, Flixborough DN15 8SF. The location of the Application Land is shown in Figure 1 of Chapter 3 (**Document Reference 6.2.3**), and comprises an area of approximately 263ha.
- 6.3.1.2 A full description of the site and surrounding area is set out in Chapter 3 (**Document Reference 6.2.3**).

#### 6.3.2 Order Limits

- 6.3.2.1 The site is on the east bank of the tidal River Trent, immediately west of the village of Flixborough and within 2km north west of Scunthorpe. The extent of the Application Land is shown in Figure 4 of Chapter 3 (**Document Reference 6.2.3**).
- 6.3.2.2 The main focus of the permanent works is located on brownfield and agricultural land to the south of Flixborough Wharf and the Flixborough Industrial Estate in North Lincolnshire. The Application Land has national and international transport connectivity by road, rail, and river to sea via the River Trent and River Humber.
- 6.3.2.3 The disused railway line between the main Network Rail line at Dragonby and Flixborough Wharf is to be reinstated as part of the Project. The line runs through predominantly agricultural land and industrial mineral



workings land before passing Foxhills Industrial Park and Flixborough village. It then loops around the northern edge of Flixborough Industrial Estate prior to terminating at the wharf edge.

- 6.3.2.4 The route of the Northern District Heat and Private Wire Network (DHPWN) runs from the ERF down the new access road to the southern end of the Energy Park, where the B1216 (Ferry Road West) meets the A1077 (Phoenix Parkway). The route follows the A1077 towards the east. At the roundabout junction with the A1430 (Normanby Road), the route continues south through the built-up urban centre of Scunthorpe.
- 6.3.2.5 The route of the Southern DHPWN runs from the southern end of the Energy Park where the B1216 joins the A1077 and then heads south through agricultural land to the west of the A1077 passing under the Crowle to Scunthorpe railway line and terminates in the field to the north of the B1450 (Burringham Road).
- 6.3.2.6 Small areas of the Application Land fall within the boundary of an employment allocation at Normanby Enterprise Park (Policy SCUE-1) and housing allocations at Phoenix Parkway Phase 1 (Policy SCUH-1) and Land South of Ferry Road West (Policy SCUH-10). Land South of Ferry Road West is no longer being promoted as a housing allocation in North Lincolnshire Council's Draft Local Plan (Publication Draft). The Project will not affect the viability of these allocations.
- 6.3.2.7 Part of the Application Land falls within the Lincolnshire Lakes AAP. The Southern DHPWN is located within two development sites within the Lincolnshire Lakes AAP; SSA1 Strategic Mixed Use area, and SSA6 Village 6. There is an extant outline planning permission (PA/2013/1003) for a commercial park covering area SSA1 and outline planning permission (PA/2015/0392) for 2,550 dwellings covering SSA6. The Southern DHPWN consists of buried infrastructure which will not affect the viability of these developments.

### **6.3.3 Surrounding Area**

- 6.3.3.1 Land immediately adjacent to the Application Land is currently a mix of both brownfield and greenfield land with the River Trent forming the western boundary. Large industrial facilities within the wider Flixborough Industrial Estate and on adjacent land include a cement works, wind turbines, grain processing facilities and a small power station. The current industrial operations at the Flixborough Wharf and the Flixborough Industrial Estate provide a brownfield setting that is appropriate for further development.
- 6.3.3.2 Adjacent land includes areas in arable agriculture, comprising a number of fields separated by hedgerows and well-established drainage ditches and areas of open space, which are also Local Nature Reserves served by a network of public rights of way (PRoW).
- 6.3.3.3 To the north and north east of the Application Land, it is predominately a rural area with a number of small villages. To the south east, the character becomes increasingly urban with industrial and retail parks and residential areas of Scunthorpe.

## 6.4 Employment/Demographic Statistics

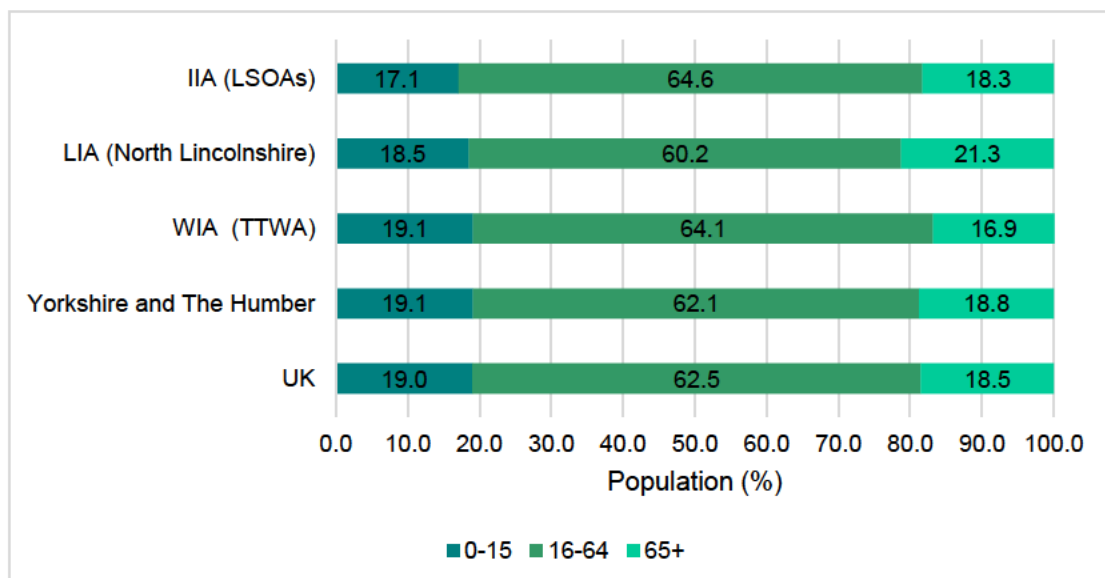
6.4.1.1 This section outlines the economic baseline conditions in the IIA, LIA and WIA as defined in Section 4.1, providing comparisons to regional and national statistics where appropriate. The local population and labour market are the main receptors for consideration of economic impacts. The baseline conditions determine the impact of the demographic and economic changes generated by the Project. The impact is mainly determined by the size of the local labour market and whether it has the relevant skills, occupations and sector strengths to capitalise on the employment and economic opportunities.

### 6.4.2 Demographic Profile

6.4.2.1 Mid-2019 estimates made by the ONS

6.4.2.2 (Figure 1) states that the IIA had a population of 17,693, whilst the LIA had a population of 172,292. The WIA had a population of 179,507, as recorded in the 2011 Census. The IIA had a smaller proportion of young people (ages 0-15) (17.1%) in comparison to the LIA (18.5%), WIA (19.1%) and UK average (19.0%), as well as a smaller proportion of older people (ages 65 and over) (18.3%) compared to the LIA (21.3%), but very similar to the UK (18.5%). The IIA also has the largest proportion of working age population (ages 16-64) (64.6%) compared to other impact areas. It is most similar to WIA levels (64.1%), but slightly above both regional (62.1%) and national (62.5%) averages.

**Figure 1:1 Age Breakdown of Population by Impact Area**

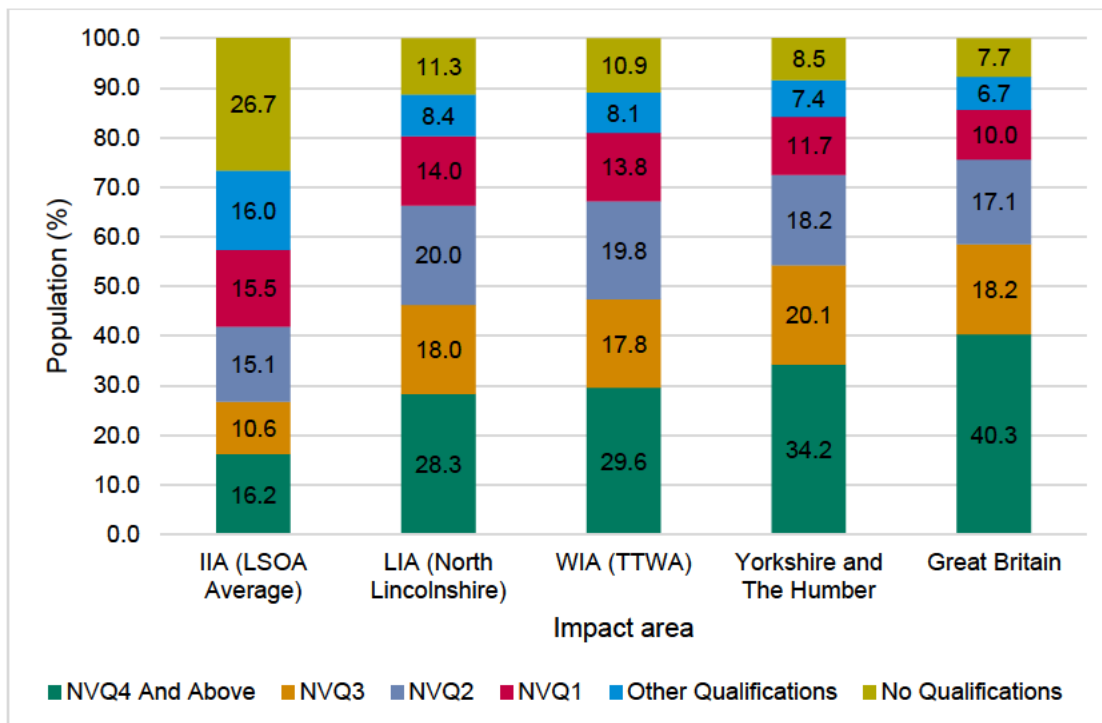


Source: ONS 2019 mid-year estimates. WIA data for the Scunthorpe TTWA has been taken from 2011 Census of Population.

### 6.4.3 Qualifications

- 6.4.3.1 Qualifications of residents vary significantly between the different impact areas (Figure 2). The IIA has a significantly higher percentage of people without qualifications (26.7%) compared to the LIA (11.3%) and WIA (10.9%). Similarly, there is a lower proportion of people obtaining NVQ2 in the IIA (15.1%) than in the LIA (20.05) and the WIA (19.8%), although these are slightly above the regional and national levels.
- 6.4.3.2 The IIA also has the lowest percentage of people achieving a qualification of NVQ4 equivalent or above (16.2%) compared with the LIA (28.3%), WIA (29.6%) and regional (34.2%) and national (40.3%) levels.
- 6.4.3.3 Overall, the IIA, LIA and WIA have lower percentages of people with the highest qualification levels than the regional and national averages.

**Figure 2: Qualification Levels**



Note: Incomplete data for WIA due to lack of published data. Percentages calculated by differences in composite values for qualification levels. IIA and Yorkshire and The Humber records a total 100.1% likely due to rounding of figures by the data source.

Source: LIA, WIA, Yorkshire and The Humber and Great Britain estimates from ONS APS 2019. IIA data based on 2011 Census of Population.

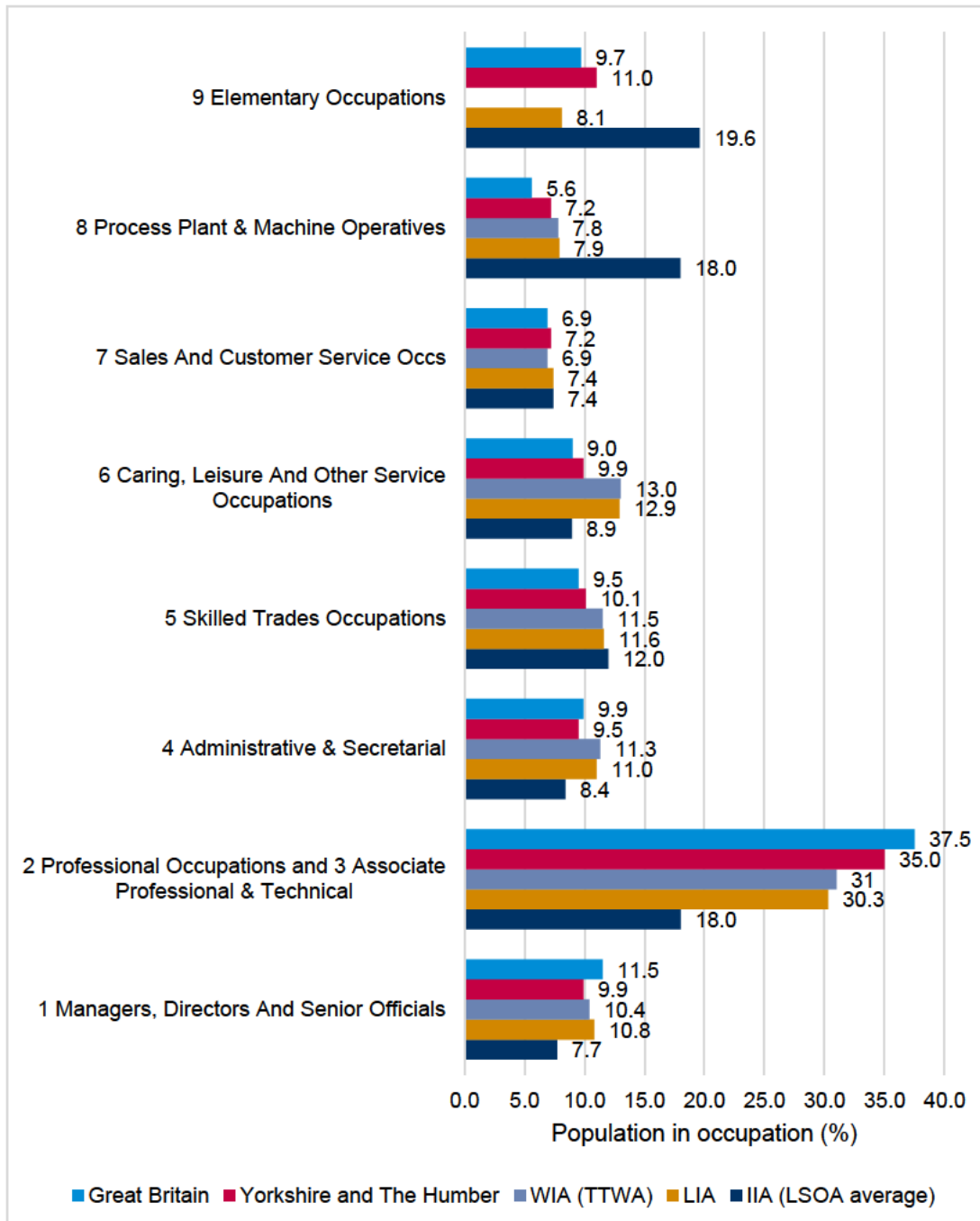
### 6.4.4 Occupational Structure

- 6.4.4.1 The workforce occupational profile structure varies noticeably between the different impact areas (Figure 3). The largest proportion of the workforce in the IIA is in elementary occupations (19.6%). This is significantly higher than in the LIA (8.1%), regionally (11.0%) and nationally (9.7%). The IIA has a higher average of people who are process plant and machine

operatives (18%) compared to around 7% in the LIA, WIA and the region as a whole.

6.4.4.2 The IIA has significantly lower levels of people in professional occupations (18%) and those in Managers, Directors and Senior Official Occupations (7.7%) than in the LIA (30.3% and 10.8% respectively) and the WIA (31% and 10.4% respectively). The LIA and WIA have lower levels of people in professional occupations than regionally or nationally.

**Figure 3: Workforce Occupations**



Note: Some missing data for WIA, not all occupations have been reported.

Source: ONS APS Oct 2019 – Sep 2020 for LIA, WIA, Yorkshire and The Humber and Great Britain. ONS APS 2015-2016 for IIA.

## 6.4.5 Employment

6.4.5.1 Table 9 shows that the largest employment sectors for the LIA are in manufacturing (19%), wholesale and retail trade (17.2%), human health and social work (16.6%). This compares to around 23% in the manufacturing sector in the LIA and WIA which is significantly higher than the regional and national averages. The wholesale and retail sectors are more dominant in the IIA than the LIA (14.9%) and WIA (14.5%) and at the regional and national level. Similarly, the human health and social work sector is slightly larger in the IIA than the LIA (13.5%) and WIA (14.5%).

6.4.5.2 All of the impact areas are under-represented in the professional, scientific and technical sector (1.9% compared to 6.9% and 8.7% regional and national averages), in information and communication activities (0.3% compared to 2.9% and 4.3% regional and national averages) and the financial and insurance sectors (0.6% compared to 2.8% and 3.5% regional and national averages).

**Table 9: Percentage of Residents (aged 16-64) by Industry Sector (%)**

	IIA (LSOA average)	LIA (North Lincolnshire)	WIA (TTWA)	Yorkshire and The Humber	Great Britain
A : Agriculture, forestry and fishing or B : Mining and quarrying	0.9	1.4	0.4	0.6	0.9
C : Manufacturing	19.0	23.0	23.2	11.3	8.0
D : Electricity, gas, steam and air conditioning supply	0.2	0.3	0.4	0.3	0.4
E : Water supply; sewerage, waste management and remediation activities	3.0	1.2	1.0	0.7	0.7
F : Construction	6.8	8.1	7.2	5.4	4.9
G : Wholesale and retail trade; repair of motor vehicles and motorcycles	17.2	14.9	14.5	15.4	15.0
H : Transportation and storage	11.3	8.1	5.8	5.1	4.9
I : Accommodation and food service activities	4.1	4.7	5.1	6.5	7.6
J : Information and communication	0.3	0.8	0.7	2.9	4.3
K : Financial and insurance activities	0.6	0.5	0.5	2.8	3.5
L : Real estate activities	0.3	0.8	0.9	1.3	1.7



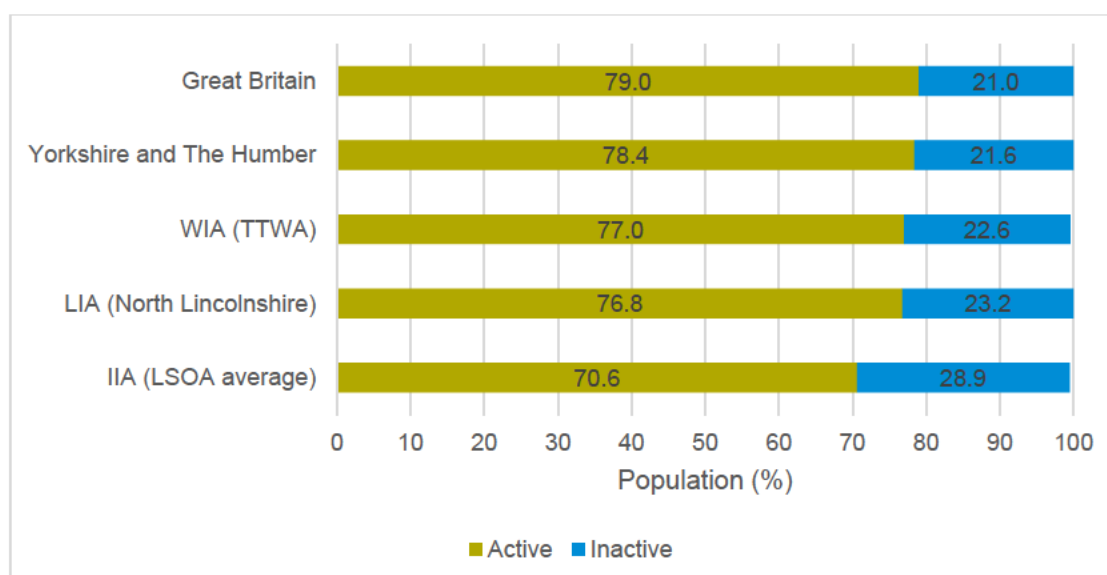
	IIA (LSOA average)	LIA (North Lincolnshire)	WIA (TTWA)	Yorkshire and The Humber	Great Britain
M : Professional, scientific and technical activities	1.9	3.4	3.3	6.9	8.7
N : Administrative and support service activities	8.1	6.8	7.2	8.4	8.8
O : Public administration and defense; compulsory social security	3.4	2.7	2.9	4.4	4.4
P : Education	2.8	6.8	7.2	9.4	8.6
Q : Human health and social work activities	16.6	13.5	14.5	14.1	13.0
R,S,T,U other	4.2	3.4	3.6	4.4	4.5

Source: ONS APS 2019

### Economic Activity

6.4.5.3 As shown in Table 10, there are lower levels in economic activity in the IIA (70.6%) than the LIA (76.8%) and WIA (77.0%) and the regional and national averages. It should be noted that the data for the IIA based on LSoA data is based on an economically active population aged 16-74 as opposed to 16-64 for the other impact areas.

**Table 10: Economic Activity**



Source: ONS APS 2019. IIA based on 2011 census data.

6.4.5.4 As highlighted in Table 11, economic activity decreases with scale from the national average down to the IIA level (79% to 70.6%). Those economically active that are in employment also follow the same trend from national average to IIA (75.7% to 62.4%). Furthermore, this trend follows for both employees (65.1% to 56.6%) and the self-employed (10.3% to 5.8%).

**Table 11: Economic Activity by Impact Area (%)**

	IIA (LSOA Average)	LIA	WIA	Yorkshire and The Humber	Great Britain
Economically active	70.6	76.8	77.4	78.4	79.0
In employment	62.4	72.5	73.0	74.6	75.7
Employees	56.6	62.5	63.0	65.2	65.1
Self-employed	5.8	10.0	10.0	9.2	10.3
Unemployment rate	5.7	4.3	4.0	5.1	4.2

Note: not all data available for impact areas and regions

Source: ONS APS 2019

6.4.5.5 Table 12 provides a breakdown of types of economic inactivity among the populations in each impact area. There are increased levels of economic inactivity as the spatial scale reduces (21% national average compared to 28.9% in the IIA). Of the total number of economically inactive people, there is a similar percentage of people who are retired in the IIA (14.8%) as there are in Great Britain (13.5%), but the percentage in the LIA is higher at 20.8%. The IIA has a significantly smaller percentage of students at 3.4% (as a proportion of those who are economically inactive) than in the LIA (25.2%) and Great Britain (26.9%) as a whole. The IIA and LIA both have a noticeably smaller number of people looking after family (3.9% and 13.8% respectively) than the regional and national averages. There is a larger proportion of those who are economically inactive who are registered as long-term sick in the LIA (27.4%) compared to the Great Britain average (23.8%).

**Table 12: Economic Inactivity by Impact Area (%)**

	IIA (LSOA average)	LIA	WIA	Yorkshire and The Humber	Great Britain
Total	28.9	23.2	22.6	21.6	21.0
Student	3.4	25.2	n/a	25.3	26.9
Looking after family	3.9	13.8	n/a	21.6	20.8
Temporary sick	n/a	n/a	n/a	2.0	1.9
Long-term sick	4.7	27.4	n/a	24.9	23.8
Discouraged	n/a	n/a	n/a	0.4	0.5

	<b>IIA (LSOA average)</b>	<b>LIA</b>	<b>WIA</b>	<b>Yorkshire and The Humber</b>	<b>Great Britain</b>
Retired	14.8	20.8	n/a	13.9	13.5
Other	2.2	11.5	n/a	11.9	12.7

Source: ONS APS 2019

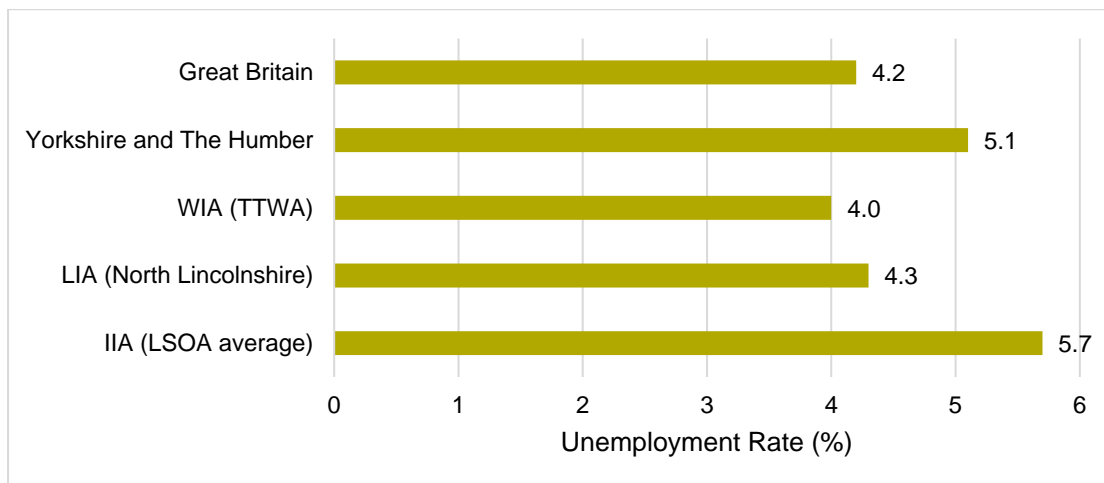
*Note: WIA (TTWA) data unavailable in %, number only (population data not up to date enough to compare with economic inactivity). For IIA, total is the sum of the other categories based on ONS estimates, but other impact areas have overlapping percentages.*

Source: IIA data is based on that taken from the 2011 census, whereas other areas are based on ONS APS 2019 data.

## 6.4.6 Unemployment

6.4.6.1 As shown in Table 13, unemployment rates in the IIA (5.7%) are higher than those for the LIA (4.3%) and WIA (4.0%) but similar to the regional level of 5.1%. The unemployment levels for the LIA and WIA are more in line with the national average of 4.2%.

**Table 13: Unemployment Rates in Impact Areas**



Source: ONS APS 2019. IIA based on 2011 census data.

6.4.6.2 The number of residents claiming Job Seekers Allowance (JSA) is a commonly used proxy for unemployment. The most recent data for December 2020 finds the total JSA claimants in each area as highlighted in Table 14.

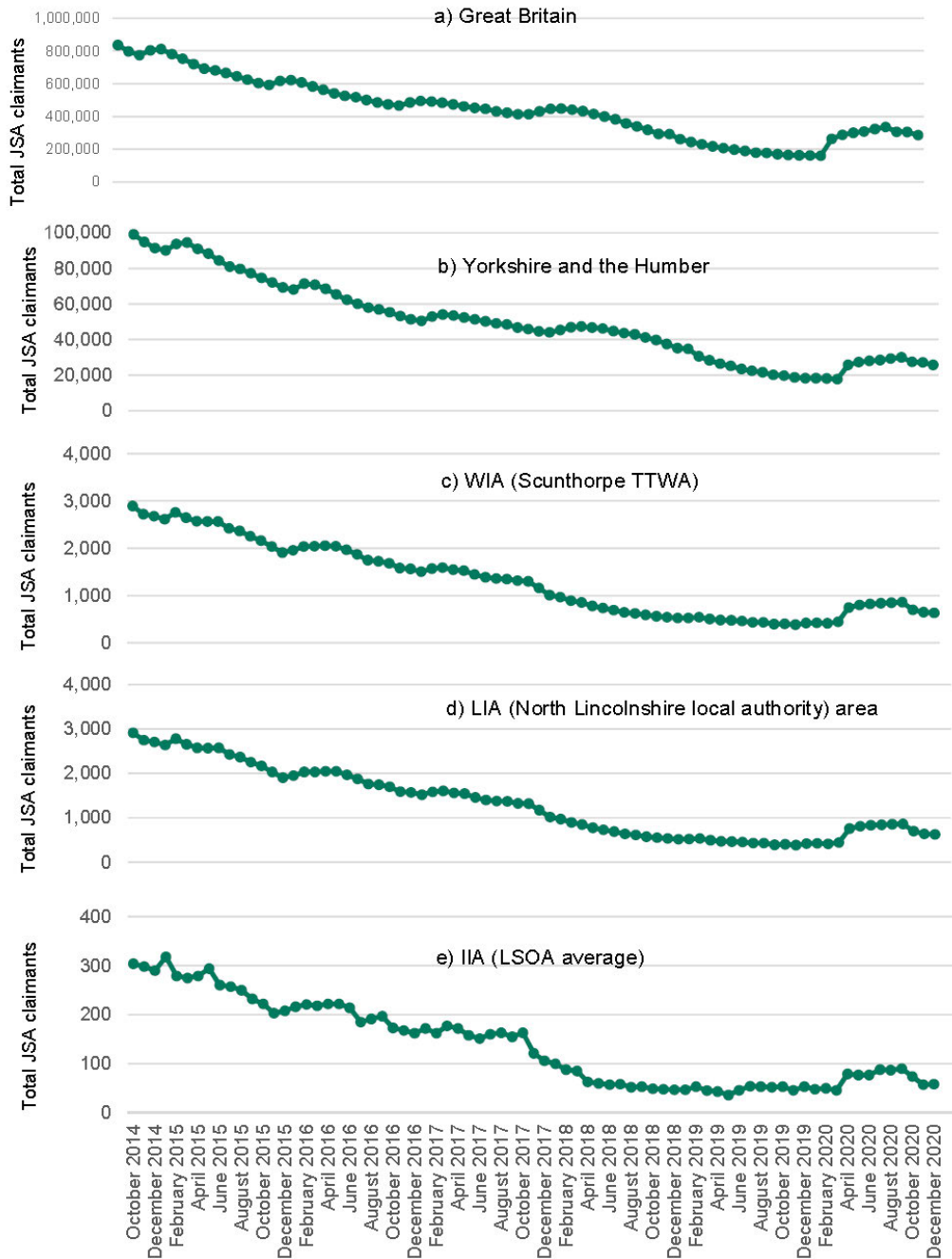
6.4.6.3 Figure 4 shows that, since 2014, total JSA claimants have fallen at all spatial scales. Whilst actual claimant counts between regions vary, the overall trends have followed a similar pattern.



**Table 14: Total Number of JSA Claimants (December 2020)**

IIA	LIA	WIA	Yorkshire and The Humber	Great Britain
58	627	633	25,670	286,650

**Figure 4: Number of JSA Claimants, 2014-2020**



Note: Data for LSOAs only available from ONS as far back as 2014 – other areas have been monitored for longer periods, however.

Source: ONS 2020

## 6.4.7 Deprivation

6.4.7.1 The Index of Multiple Deprivation (IMD) scores for LSOAs within the Application Land have been averaged to give an average IMD score for the IIA as shown in Table 15. There is a total of 32,844 different LSOAs in England, with those scoring the lowest (1) being the most deprived of these areas, and those scoring highest (32,844) being the least deprived. With an average rank of 11,263, the IIA falls outside of the 25% most deprived areas. Although still outside the 25% most deprived areas for health and disability and education, skills and training, the deprivation ranking for these areas are lower than the IIA's average IMD ranking.

6.4.7.2 There are 317 different local authorities in England. The LIA is the North Lincolnshire local authority area. The composite rank of IMD indices indicates those scoring 1 as the most deprived and those scoring 317 as the least deprived. The LIA falls outside of the 25% most deprived areas in terms of the overall IMD score, but falls within the 10-25% most deprived areas in respect of education, skills and training.

**Table 15: Indices of Multiple Deprivation for the IIA and LIA**

Indices	IIA: Average LSOA rank	LIA: average rank
Rank of Index of Multiple Deprivation Score	11,263	120
Rank of Income Score	12,269	108
Rank of Employment Score	10,619	80
Rank of Health Deprivation and Disability Score	9,267	96
Rank of Education Skills and Training Score	9,668	76
Rank of Barriers to Housing and Services Score	16,961	280
Rank of Crime Score	12,831	118
Rank of Living Environment Score	17,796	201

Source: Department for Communities and Local Government,  
<http://opendatacommunities.org/def/concept/folders/themes/societal-wellbeing> Accessed: 22/02/2021

### Key for IIA

Top 10% most deprived is ranks 1 - 3,284
Top 10% - 25% most deprived is ranks 3,285 - 8,211
Between median and 25% most deprived ranks are 8,212 - 16,422
Between median and 25% least deprived ranks are 16,423 - 24,633
Top 10% - 25% least deprived is ranks 24,634 - 29,560
Top 10% least deprived is ranks 29,561 - 32,844

## Key for LIA

Top 10% most deprived is ranks 1 - 32
Top 10% - 25% most deprived is ranks 33-79
Between median and 25% most deprived ranks are 80 - 159
Between median and 25% least deprived ranks are 160 - 238
Top 10% - 25% least deprived is ranks 239 - 285
Top 10% least deprived is ranks 286 - 317

### 6.4.8 *Businesses*

- 6.4.8.1 The main business centres close to the site, outside the Application Land, are those associated with the Flixborough Industrial Estate and Flixborough Wharf, Skippingdale Retail Park, Foxhills Industrial Estate and Normanby Enterprise and Distribution Park.
- 6.4.8.2 Flixborough Industrial Estate is an established industrial area with a mix of light and general industrial, haulage and office premises and Glanford Power Station. It is accessed via Ferry Road West (B1216) and the A1077 to the strategic road (M181/M180). A number of businesses benefit from the wharf facilities on the River Trent.
- 6.4.8.3 Skippingdale Retail Park is an out-of-town retail park north of the A1077 and Scunthorpe town centre with a mix of large-scale convenience and comparison outlets.
- 6.4.8.4 Foxhills Industrial Estate is an established industrial estate with a variety of national and local occupiers.
- 6.4.8.5 Normanby Enterprise and Distribution Park is currently occupied by a few quality, larger-scale business premises, including office accommodation, light industrial, and storage and distribution uses, but there are still areas of vacant land within the enterprise park.
- 6.4.8.6 An existing solar farm is located adjacent to the Application Land to the south east of Flixborough Industrial Estate.

### 6.5 *Communities*

- 6.5.1.1 The closest residents to the Application Land are located in the village of Flixborough, where certain parts of the Application Land Limits run up to the settlement boundary. Other residential areas are concentrated in the villages of:
- Amcotts – 225m from the Application Land;
  - Burton-upon-Stather – 2.05km from the Application Land;
  - Dragonby – 235m from the Application Land;
  - Gunness – 0.95km from the Application Land; and
  - Normanby – 1.50km from the Application Land.

## 6.5.2 *Flixborough*

6.5.2.1 Flixborough lies to the east of the Project with the Application Land adjoining the south western boundary of the village. The village includes approximately 110 residential properties with a population of around 255 (2011 Census). Located in the village is a church<sup>1</sup>, village hall and dental practice. The village has a number of areas of open space including a village green and playground. In addition, the Blue Lagoon Nature reserve and Phoenix Parkway Local Nature Reserve (LNR) are situated to the south of the village. Local businesses include the Fenestra Conference Centre.

## 6.5.3 *Amcotts*

6.5.3.1 Amcotts is a small rural village located to the west of the River Trent in the northern part of the Isle of Axholme on the bank of the River Trent, to the north of Althorpe and Keadby on the B1392. It lies 225m from the Project. The village has a population of around 260 people and includes approximately 110 residential properties, a church, pub and tea shop. The surrounding land is agricultural.

## 6.5.4 *Burton-upon-Stather*

6.5.4.1 Burton-upon-Stather is a large village 2.05km to the north of the Project. The village has a population of around 2,535 people and includes approximately 1,100 residential properties. The village offers a range of community facilities including a primary school and children's nursery, three churches, village hall, GP surgery and medical practice, and open space including a village green, playing fields, bowling green and allotments.

6.5.4.2 Local businesses located within and close to the village include a post office, two pubs, restaurants, two caravan/camping sites and dog kennels.

## 6.5.5 *Dragonby*

6.5.5.1 Dragonby is a small village located 235m east of the Project (specifically the Railway Reinstatement Land at Dragonby sidings) and to the west of the A1077 (Winterton Road). It has a population of around 115 people and includes approximately 50 residential properties. A LNR lies to the south west of the village. Local businesses include Options Thorpe House an assisted living residence, Sawcliffe Farm Bed and Breakfast and the Silver Lake carp fishery.

## 6.5.6 *Normanby*

6.5.6.1 Normanby lies 1.50km north of the Railway Reinstatement Land separated by agricultural land. The village has a population of around 150 people and includes approximately 65 residential properties. The village developed as an estate village in the C19th associated with nearby Normanby Hall.

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(<sup>1</sup>) The All Saint's Church grounds accommodate the memorial to the Nypro disaster in 1974;

Located in the village is a church. Normanby Hall and Country Park and Normanby Hall Golf Course lie to the east of the village. Normanby Hall and Country Park offers a range of facilities which include the manor house and walled gardens, community woodland and museum, café and gift shop, playgrounds and Go Ape. Other local businesses within and close to the village include Normanby Hall Caravan Park and campsite, Normanby Park Riding School, the Eddie Wright Raceway, Paramotor Training an aviation training institute and Airkings trampoline Park.

### **6.5.7 Guinness**

6.5.7.1 Guinness village is located on the east bank of the River Trent at the east end of the Keadby bridge, due west of Scunthorpe and 0.95km west of the Application Land. The village has a population of 765 with 365 dwellings. It has a range of community facilities including a recreation ground with a children's playground, two places of worship, a village hall, a primary school, a post office and two pubs. Guinness Wharf and associated facilities to the south of the village are the main employment focus in the village.

### **6.5.8 Crosby/Scunthorpe**

- 6.5.8.1 The former village of Crosby has become subsumed into the wider urban settlement of Scunthorpe, to the south of the A1077 (Phoenix Parkway). The urban boundary abuts the Application Land south of the A1077.
- 6.5.8.2 Scunthorpe is the main urban settlement in North Lincolnshire and provides much of the employment, health, social and educational facilities for the area. It is the centre for community and civic uses and a cultural sector and it includes the main retail centre. It is the location of a number of industrial estates, business parks, and a range of other employment sites.
- 6.5.8.3 Local hospital provision is provided at Scunthorpe General Hospital which is the main hospital for North Lincolnshire offering a wide range of district general services, including an A&E department. There are plans to extend the existing hospital to include an Acute Assessment Unit.
- 6.5.8.4 In March 2021, the Government announced 45 Town Deals across England to give towns the tools to design and implement a growth strategy for their area and aid recovery from the impact of COVID-19. NLC was successful in securing £20.9m of funding for Scunthorpe, which could go towards a number of proposed initiatives, including a new Health and Emergency Services Hub. At the time of writing, it is understood that this will be designed to help alleviate pressure on Scunthorpe General Hospital, rather than to replace it.
- 6.5.8.5 Secondary school provision in the area is concentrated in Scunthorpe, offering a wide range of courses. This includes the Engineering University Technical College Lincolnshire which specialises in engineering and renewable energies and the CATCH Academy which specialises in industrial engineering, construction and engineering.



## 6.6 Public Rights of Way (PRoW)

6.6.1.1 There are a number of PRoW and cycleways, parts of which are within the Application Land, as shown on Figure 7, namely:

- Bridleway (BW) FLIX304;
- Footpath (FP) FLIX175/SCUN175;
- FP FLIX176;
- FP FLIX177;
- FP FLIX178;
- FP GUNN180;
- Stather Road Dedicated Cycle Route (DCR); and
- National Cycle Network (NCN) Route 169.

6.6.1.2 Three of the PRoWs (BW FLIX304, FP FLIX175 and FP FLIX178) cross the railway which is being brought back into use.

6.6.1.3 In addition, there is some evidence that the disused railway line is currently used as an informal recreational walking route without consent. It is not a formal PRoW.

### 6.6.2 *BW FLIX304*

6.6.2.1 BW FLIX304 is a 1.5km long bridleway linking from the road network south of Flixborough Industrial Estate at First Avenue northwards to Burton-Upon-Stather. The BW currently utilises a level crossing over the railway which also serves as an access/maintenance track for the adjacent wind farm. North of the access track, BW FLIX304 is mainly an unmade bridleway, rural in character running along the western edge of Burton Wood for the most part. BW FLIX304 is well used by both pedestrians and cyclists.

### 6.6.3 *FP FLIX175/SCUN175*

6.6.3.1 FP FLIX175/SCUN175 is a 3.9km long rural unmade footpath running from the south eastern boundary of Flixborough across the railway (via a level crossing) then continuing across agricultural land and the woodland area of Phoenix Parkway LNR and the heathland of areas of Atkinson's Warren LNR before crossing the A1077 and continuing south via Skippingdale Plantation and South Lodge to terminate at Ferry Road in the Crosby area of Scunthorpe. FP FLIX175/SCUN175 is well used by pedestrians, providing an amenity link between Flixborough and Scunthorpe.

6.6.3.2 A section of FP FLIX175 between Ferry Road in the Crosby area of Scunthorpe to the northern extent of Foxhill Plantation forms part of the Opencast Way. This is a 32-mile circular walk around Scunthorpe utilising the Scunthorpe Ridge Walk and the wider PRoW network and connects to Normanby Hall Country Park.

6.6.3.3 FP FLIX175 joins to FP FLIX176 and FP FLIX177 to provide a local network of PRoWs to the south of Flixborough and the railway, with links south to Scunthorpe.

#### **6.6.4 FP FLIX176**

6.6.4.1 FP FLIX176 is a 1.0km rural unmade footpath running from FP FLIX175 at a point immediately to the south of the railway through agricultural land following a field boundary before re-joining FP FLIX175 east of Willow Holt.

6.6.4.2 FP FLIX176 is part of the local PRoW network but is less well used than FP FLIX175 and FP FLIX177.

#### **6.6.5 FP FLIX177**

6.6.5.1 FP FLIX177 is 1.1km long rural unmade footpath running from FP FLIX175 at a point immediately to the south of the railway, then running for 112m along the side of the railway on a field edge. The footpath then runs south, east and south along the edge of woodland of the Phoenix Parkway LNR before re-joining FP FLIX175 east of Park lngs Farm. FP FLIX177 is a well-used local amenity route.

#### **6.6.6 FP FLIX178**

6.6.6.1 FP FLIX178 is a 0.8km long footpath running south eastwards from the eastern edge of Flixborough (Lodge Lane) across fields and the railway to join Nisa Way in the northern part of the Foxhills Industrial Estate. The path does not look to be currently in use with security fencing in place at the railway boundary. It is not well connected to the wider PRoW network.

#### **6.6.7 FP GUNN180**

6.6.7.1 FP GUNN180 is a 3.5km long footpath running west from the outskirts of Scunthorpe, south of Glanford Park, across a footbridge over the M181 and agricultural land to Gunness.

#### **6.6.8 Stather Road DCR**

6.6.8.1 There is a dedicated cycle route along Stather Road from Flixborough in the north, serving Flixborough Industrial Estate and then running south along the east side of the River Trent.

#### **6.6.9 NCN Route 169**

6.6.9.1 NCN 169, also known as the Scunthorpe Ridgeway, is a six-mile cycle route running from central Scunthorpe in the south to Normanby Hall in the north, connecting residential areas with the colleges, the hospital, parks and Normanby. A small section of NCN169 follows the alignment of FP175 from Ferry Road to the north of the Foxhill Plantation. NCN169 is well used by cyclists.

## 6.7 Open Space

6.7.1.1 There is one area of land within the Application Land, Atkinson's Warren LNR, to which the public have access as 'open space' as defined in the North Lincolnshire Open Space Study<sup>1</sup> and shown on the Local Plan Proposals Map<sup>2</sup>. This area is divided by the A1077 and is shown on Figure 8.

## 6.8 Agricultural Land

- 6.8.1.1 This section provides a description of the current baseline for agriculture. Consideration is given to the extent and quality of the agricultural land within the Application Land and the presence of any related land-based enterprises, eg. equestrian activities. The assessment is based on the areas of undeveloped agricultural land identified using the Agricultural Land Classification (ALC) data provided by Natural England.
- 6.8.1.2 The study area for the agriculture assessment covers all the Application Land and assumes a worst case. As the Project design has been refined, the Order Limits have been reduced. The resources and receptors that have been identified are agricultural land, together with farm and related rural holdings.
- 6.8.1.3 The baseline data refers to the presence of best and most versatile (BMV) agricultural land as shown in Figure 9. The quality of agricultural land in England and Wales is assessed according to the Agricultural Land Classification (ALC) system, which classifies agricultural land into five grades from excellent quality Grade 1 land to very poor quality Grade 5 land. BMV is conventionally defined as grades 1, 2, and 3a of the agricultural land classifications. However, the published regional agricultural land classification mapping does not differentiate between Grade 3a and Grade 3b land. As a consequence, the assessment of the impacts of BMV agricultural land in this ES includes grades 1, 2 and 3, which represents a worst case.
- 6.8.1.4 The Application Land includes approximately 235 ha of agricultural land.
- 6.8.1.5 Flooding of low-lying land is a limitation to agricultural land use in the south of the study area, particularly in the vicinity of Park Ings Farm, Stather Road, Flixborough. Much of this land represents the floodplain of the River Trent and is classified as Flood Zone 3, relating to a 1 in 100 annual or greater probability of river flooding.
- 6.8.1.6 At the southern end of the study area, agricultural land is divided between large fields of arable cropping. Most of the fields within the Application Land are large, reflecting larger scale arable agriculture.

## 6.9 Cumulative Impacts

6.9.1.1 Chapter 18 (**Document Reference 6.2.18**) identifies other nearby developments which are likely to have been built before the Project, which are considered to be part of the Future Baseline of the Project. Certain

<sup>1</sup> North Lincolnshire Open Space Study, 2019

<sup>2</sup> North Lincolnshire Local Plan Proposals Map, Adopted 2003



other developments have the potential to give rise to cumulative impacts when considered alongside the Project. Potential cumulative economic effects during construction are considered in Chapter 18 (**Document Reference 6.2.18**).

## 7. MITIGATION

### 7.1 Introduction

7.1.1.1 This section sets out the mitigation measures which have been assumed to be included as integral parts of the implementation of the Project. The assessment of impacts on economic, community and land use receptors assumes that these measures will be implemented, with the significance of effects assessed on the basis that these measures are effective.

7.1.1.2 Where currently identified mitigation measures do not fully avoid or mitigate impacts, additional targeted mitigation measures will be implemented to offset adverse impacts.

7.1.1.3 An Economic & Employment Group has been established to help ensure that the economic benefits of the Project are maximised locally. The group includes various regional stakeholders, such as NLC, Hull and Humber Chamber of Commerce, North Lindsey College, CATCH, Greater Lincolnshire LEP, HETA and Lincolnshire Chamber of Commerce. Its objective is to:

- maximise job opportunities for local people;
- maximise supply chain opportunities for local businesses;
- work with local training providers to ensure that local people have the right skills to take advantage of the opportunities the Project presents, including reskilling people that are unemployed; and
- raise awareness of the green jobs offered by the Project and encourage local people, particularly under-represented groups, to consider a career in 'net zero' industries.

### 7.2 Mitigation Measures

7.2.1.1 Environmental mitigation and monitoring measures are included within the Project design or will be delivered through implementation of the CEMP to ensure adverse impacts upon the environment are avoided (in the first instance) or minimised. The CEMP will be developed by the construction contractor in accordance with the Code of Construction Practice (CoCP) at Annex 7 of the ES (**Document Reference 6.3.7**).

7.2.1.2 Although the scope of the community assessment recognises that aspects of the assessments for noise, air quality and landscape and visual impacts can establish the overall impact on quality of life, the mitigation measures specifically relating to these issues are presented in the individual topic chapters.

7.2.1.3 In respect of the assessment of economic and community impacts, a range of avoidance and mitigation measures have been or will be adopted, including:

- avoiding all settlements, where practicable;
- avoiding areas, where practicable, of known built development, outside of Flixborough Wharf, and permanent active uses including sport, leisure and recreational facilities, commercial and industrial uses

(including retail), residential, healthcare, education, public institutions and open space;

- use of best practice methods;
- implementation of a CEMP, which will be secured by a DCO requirement;
- in relation to permanent land take requirements, the Applicant intends to discuss with affected parties and agree commercial terms with them, wherever possible;
- local suppliers will be informed of the proposed construction works and participation of local and regional companies in the tendering process will be encouraged;
- specific provision of employment and education opportunities for the local community will be made, including apprenticeship schemes, post-graduate training programmes, funded research placements and contributions to educational and vocational training;
- The Applicant will prepare an Employment and Skills Policy to cover local suppliers and employment opportunities as part of the CEMP;
- operators of nearby sensitive facilities will be informed of construction activities that may affect their usual operations and activities, such as access, opening hours, and planned events;
- provision of a visitor centre including community and educational facilities;
- provision of employment and education opportunities for the local community with apprenticeship schemes, post-graduate training programmes, funded research placements and contributions to educational and vocational training;
- the adoption of measures to control the deposition of dust on adjacent open space, PRowS and agricultural land;
- all soil handling, placing, compaction and management will be undertaken in accordance with best practice (DEFRA, 2009);
- a Soil Management Plan (SMP) will be prepared in advance of construction to ensure protection, conservation and reinstatement of soil material, its physical and chemical properties and functional capacity for agricultural and ecological/habitat reinstatement. An outline SMP is provided as an Appendix to the CoCP in Annex 7 to the ES (**Document Reference 6.3.7**);
- plant and traffic movements will be confined to designated routes (eg. haul routes and vehicle access routes) to minimise the potential for soil disturbance, compaction and indirect contamination;
- reinstatement of land and soils after completion of works, in line with the principles of the Land Reinstatement Policy, unless otherwise agreed with the landowner;

- the reinstatement of agricultural land which is used temporarily during construction to agriculture, in line with the principles of the Land Reinstatement Policy, where this is the agreed end use;
- arrangements for the maintenance of farm and field accesses, land drainage and water supply where these are affected by construction;
- the protection of agricultural land within the Application Land, where adjacent to construction sites, including the provision and maintenance of appropriate stock-proof fencing;
- the reinstatement of open space which is used temporarily during construction;
- creation of temporary footpath diversions for affected PRow during construction, where possible;
- Temporary PRow diversions/closures will be communicated to NLC and other relevant organisations, including Parish Councils. Information will include the duration of the proposed closures;
- creation of a new footpaths and cycleways providing improved public access in the area;
- re-opening and reinstatement of PRowS post construction and provision of new pedestrian crossing points at the existing ground level crossings across the railway; and
- the areas identified for future mitigation and an area of wetlands created beside the River Trent will allow for public access and this will result in a net increase in open space provision.

7.2.1.4 In order to provide continued amenity access along the route of the disused branch line, a new path is being created from the new footbridge being provided over the railway on FP FLIX178. This will allow the public to walk along the southern edge of the railway line and rejoin the PRow network at FP FLIX177.

## 8. ASSESSMENT OF LIKELY RESIDUAL EFFECTS

### 8.1 Introduction

8.1.1.1 This section sets out the assessment of likely residual effects predicted to remain after the implementation of mitigation, compensation and enhancement measures as set out in Section 7.2.

### 8.2 Construction Impacts

#### 8.2.1 *Employment and Economic Activity*

8.2.1.1 The proposed construction works are assessed for potential economic effects in relation to:

- commercial premises demolished with their occupants and employees needing to relocate to allow for construction of the Project;
- in-combination effects (eg. sound, noise and vibration, air quality, landscape and visual and traffic and transport) and isolation of an area, which could affect business operations; and
- potential employment opportunities arising from construction in the local area (including in adjacent community areas).

8.2.1.2 In total, there are 16 business premises within the Application Land, which will require demolition. Of these, 13 are currently occupied. These 13 business premises, where there are potentially significant effects on business activities and employment, are:

- eight buildings associated with the operation of Flixborough Wharf;
- two buildings on Wharfside Court comprising 14 occupied small industrial units. One building comprises eight units and the other six units, both containing multiple occupiers;
- Bellwin House – currently a vacant two storey office block with planning permission (PA/2020/855) for change of use from office to self-storage purposes; and
- two agricultural barns under single ownership.

8.2.1.3 There are two main operators (RMS Ports and Rainham Steel) at Flixborough Wharf, currently operating within the Application Land.

8.2.1.4 The Applicant has an option agreement with RMS Ports to take their entire site, including the railway, with no requirement to allow them to continue to operate from Flixborough Wharf or to support the relocation of the business. However, it is planned to maintain an operational port facility at Flixborough Wharf and RMS Ports will have the opportunity to continue their operation at the port using other facilities and to provide the services for the new requirements of the operational Project. This is the current preferred option for RMS Ports. However, should RMS Ports decide not to remain on the site after construction, they would be able to relocate their current operations at Flixborough Wharf to their other existing facilities at Gunness and Althorpe, without any loss of jobs.

- 8.2.1.5 Rainham Steel operations within the Application Land is used as a steel stockyard. It is proposed that the steel stockyard will be re-located outside the Application Land to a location to be agreed with Rainham Steel. The Applicant is in the process of agreeing arrangements for the relocation of Rainham Steel operations within the Scunthorpe area to allow for their current level of steel-stockholding operations and employment to continue.
- 8.2.1.6 The Applicant has consulted each of the affected businesses in Wharfside Court and there are currently a number of relocation opportunities within the local area which are being explored. There would be a direct loss of up to 40 jobs associated with the relocation of the businesses at Wharfside Court <sup>1</sup> unless these businesses are able to relocate locally within the LIA. For the purposes of assessment, it has been assumed that all of these jobs will be lost.
- 8.2.1.7 AB Agri, located in Flixborough Industrial Estate, raised a number of specific concerns over the impact of the construction and operation of the Project on the viability of its business in response to statutory consultation. The Order Limits have changed since the PEIR and Applicant is no longer looking to permanently acquire any land owned by AB Agri, although temporary possession of a small area along their boundary will be required for the construction of a flood defence. The Applicant is continuing to engage with AB Agri to resolve all outstanding technical issues to ensure that there will be no impact on the viability of its business and identify any need for additional mitigation measures to address specific concerns.
- 8.2.1.8 Construction of the Project could result in the creation of up to 3550 FTE jobs over the whole duration of the construction phase. Depending on skill levels required and the skills of local people, these jobs are potentially accessible to residents in the locality and to others living further afield. Not all the jobs will be taken up by residents of the LIA and WIA. Overall, the net direct job creation from construction is 2280 FTE, taking account of direct leakage and displacement.
- 8.2.1.9 Direct construction employment could also lead to opportunities for local businesses to supply the project or to benefit from expenditure of construction workers. The construction phase could support a further 660 jobs as a result of the multiplier effect resulting in a total construction net employment gain of 2940. Using a GVA figure of £47,650, this equates to a net economic impact of £140.1m spread across the seven year construction period.
- 8.2.1.10 Table 16 sets out these construction employment and economic impacts.

**Table 16: Total Employment Impacts during Seven Year Construction Period (FTE)**

Category	Value
Direct jobs supported	3550
Direct employment loss	40
Net direct jobs supported	3510

(<sup>1</sup>) Based on HCA Employment Density Guide, 2015.

Category	Value
Leakage	25%
Displacement	10%
<b>Net direct construction jobs</b>	<b>2280</b>
Composite multiplier	1.29
Indirect and induced jobs	660
<b>Total jobs supported during construction</b>	<b>2940</b>
GVA per worker	£47,650
<b>Total GVA</b>	<b>£140.1m</b>

*Note: Figures rounded to nearest 10*

- 8.2.1.11 Although these economic benefits will only last for the duration of the construction period (seven years), these net effects are considered to be a positive moderate effect and are therefore significant.
- 8.2.1.12 There will be a temporary significant adverse effect on the businesses at Wharfside Court, unless suitable alternative premises are found.
- 8.2.1.13 An assessment of the impact of the permanent overshadowing for the Project on the adjacent solar farm shows that there will be a 0.24% reduction in electricity production from the Solar Farm, which is considered to be a minor adverse impact and to not have a significant effect. This has been assumed as a worst-case scenario for construction impacts. No other businesses have been identified that are expected to experience significant disruption and/or severance effects as a result of the Project. On-going stakeholder engagement with affected commercial concerns may identify the need for additional mitigation measures to address specific concerns. In the event that this is the case, the Applicant will consider the incorporation of such mitigation into the CEMP and related plans and/or detailed design of the Project provided this can be accommodated within the scope of the Application.
- 8.2.1.14 Businesses within the study area may experience sound, noise and vibration, air quality, landscape and visual and traffic and transport impacts, which could disrupt business operations, as a result of construction of the Project. Taken in combination, the residual effects from these other topic assessments have the potential to be significant. However, there have been no significant in-combination effects identified during construction.

## 8.2.2 Communities and Social Infrastructure

- 8.2.2.1 There are no community infrastructure resources considered likely to experience significant direct effects during the construction of the Project.
- 8.2.2.2 The Project includes provision of a visitor centre which will serve a number of community and educational uses.
- 8.2.2.3 Whilst some highly skilled or niche construction workers are likely to be drawn from outside the WIA, the scale of this is expected to be small and will not affect the demographic character of the study areas and make no



significant difference to the baseline conditions in relation to the demand for local services, eg. health and education or the use of community facilities. These workers will continue to use community and recreational resources in their place of permanent residence. Where construction workers do temporarily relocate to the area, they are most likely to reside in Scunthorpe (eg. lodgings or bed and breakfast), where accommodation and a wider range of services are available, rather than in smaller rural communities with limited availability of local accommodation and services. There will be no significant effect from construction workers on the demand for local services.

8.2.2.4 The Applicant is in discussions with other promoters/developers in relation to the potential to connect the Southern DHPWN to the Lincolnshire Lakes development and the potential new Health and Emergency Services Hub.

8.2.2.5 There have been no significant in-combination effects identified during construction.

### 8.2.3 Public Rights of Way

8.2.3.1 Table 17 sets out the temporary impacts on PRowWs during construction.

**Table 17: Temporary Impacts on PRowWs during Construction**

PRowW	Type	Length of PRowW within Application Land (m)	Construction Impact	Comments
BW FLIX304	Bridleway	360m	Existing access under railway to be maintained	No temporary diversions proposed.
FP FLIX175	Footpath	870m	Temporarily stopped up for a period of a about a month.	Temporary closure of crossing over the railway to manage foot traffic through the construction area.
FP SCUN175	Footpath	20m	Crossing over A1077 temporarily diverted.	Temporary diversion proposed to manage foot traffic through the construction area.
FP FLIX176	Footpath	120m	No impact.	
FP FLIX177	Footpath	350m	No impact.	
FP FLIX178	Footpath	70m	Temporarily stopped up for a period of about a month.	Temporary closure of crossing over the railway to manage foot traffic through the construction area.
FP GUNN180	Footpath	235m	No impact.	

Note: Distances rounded to the nearest 5m.



- 8.2.3.2 Where PRoWs are to be diverted, the width of the temporary diversions will be no less than the existing provision available, where practicable. Where this is not possible, the following minimum widths will apply: Public Footpaths: 2m and Public Bridleways: 3m.
- 8.2.3.3 The current assumption is that the works to upgrade the existing railway can be undertaken without any need for engineering works to the BW FLIX304 underpass and the stopping up or diversion of the PRoW.
- 8.2.3.4 FP FLIX175, across the railway, will need to be stopped up for a period of about a month in order to allow the works to the railway to be completed. Given the short duration FP FLIX175 will be stopped up for there will be a negligible adverse impact on the use of the PRoW, which is not significant.
- 8.2.3.5 Temporary works associated with the construction of the Northern DHPWN will require a temporary and short diversion of FP SCUN175 adjacent to the A1077. Access and use of FP SCUN175 will be maintained throughout the construction period and there will be no adverse impact on the use of the PRoW.
- 8.2.3.6 As FP FLIX178 appears currently not to be in use (based on observations from a site visit), the temporary stopping up of the PRoW will have no impact on access and convenience for PRoW users.
- 8.2.3.7 There have been no significant in-combination effects on amenity for the users of PRoW in terms of sound, noise and vibration, air quality, landscape and visual and traffic and transport identified during construction.

## 8.2.4 Open Space

- 8.2.4.1 During construction there will be a direct impact on two separate areas of Atkinson's Warren open space, namely:
- Atkinson's Warren LNR north and south of the A1077 (total area of LNR is 77.95ha); and
  - Atkinson's Warren south of the A1077 (total area of open space is 11.64ha).
- 8.2.4.2 A linear strip of 0.2ha of Atkinson's Warren will be required to facilitate the construction of the Northern DHPWN to the south of the A1077. This represents only 0.3% of the total area of open space. It is anticipated that trenching works will take place within the highway boundary where practicable, and a very limited area of the public open space may be needed to facilitate construction. Access to Atkinson's Warren LNR will be maintained during construction via FP FLIX175 and therefore any impact is considered to be negligible.
- 8.2.4.3 An area (11ha) of open access land close to Atkinson's Warren has been identified as an area for future ecological mitigation where the existing habitat mix will be enhanced and managed in the future by the Applicant as part of the wider day-to-day management of the site. This is subject to landowner agreement. Access will be maintained during construction via FP FLIX175 and any impact is considered to be negligible.

- 8.2.4.4 No direct construction effects on recreational facilities are anticipated.
- 8.2.4.5 There have been no significant in-combination effects on the amenity of users of public open space in terms of sound, noise and vibration, air quality, landscape and visual and traffic and transport identified during construction.

### 8.2.5 *Agricultural Land*

- 8.2.5.1 The acquisition and use of land for the Project will interfere with existing agricultural uses of land and, in some locations, preclude existing land uses or sever and fragment individual fields and land holdings. This could result in potential effects associated with the ability of affected agricultural interests to access and effectively use residual parcels of land.
- 8.2.5.2 Land used to construct the Project will fall into the following main categories when work is complete:
- part of the operational Project and kept under the control of the operator;
  - returned to agricultural use (with aftercare);
  - used for drainage or replacement floodplain storage areas, which may also retain some agricultural use; or
  - used for ecological and/or landscape mitigation.
- 8.2.5.3 Whilst the overarching principle is to reinstate all viable agricultural land within the Application Land post-construction, the design of the Project results in the permanent severance of small pockets of land currently in agricultural use, making them inaccessible, severed and unviable. Where this has occurred, these parcels of land will be designed to form part of the environmental mitigation works, to be managed as part of the wider day-to-day management of the Project.
- 8.2.5.4 The main issue in the assessment of the impacts on agricultural land is the extent to which land of BMV agricultural quality is affected by the Project. The main issue for farm holdings is potential disruption by the Project of the physical structure of agricultural holdings and the operations taking place upon them. Formal consultation has been undertaken with landowners and agricultural tenants to understand any potential for impacts on the operation of agricultural holdings during construction.
- 8.2.5.5 The assessment has been undertaken using the published regional agricultural land classification mapping, which does not differentiate between Grade 3a and Grade 3b land. For this assessment, all Grade 3 land has been treated as BMV, representing a worst case. During the construction phase, the total area of affected agricultural land within the Application Land is approximately 101ha as shown in Table 18. This represents a worst case and results in a minor adverse effect, which is not significant.

**Table 18: Agricultural Land Required for the Construction of the Project**

Agricultural land quality	Area required (ha)
Grade 1	23
Grade 2	41
Grade 3	31
<b>BMV Total</b>	<b>95</b>
Grade 4	6
Grade 5	0
<b>Total Agricultural land</b>	<b>101</b>

8.2.5.6 The disturbance during construction of 95ha of BMV land is assessed as an impact of adverse moderate magnitude. This comprises 94% of the total temporary agricultural land requirement. However, BMV land is assessed as a receptor of low sensitivity because of its relevant abundance in this area. The effect of the Project on BMV land during the construction phase is therefore assessed as minor adverse, which is not significant.

8.2.5.7 Following completion of construction, temporary facilities will be removed, and the topsoil and subsoil reinstated in accordance with the agreed end use for the land.

8.2.5.8 The Applicant has engaged with local landowners in order to understand the impact of the temporary loss of agricultural land on the operation of individual land holdings and any associated impacts in terms of employment and economic activity. No impacts in terms of disruption or severance to agricultural land and individual land holdings associated with construction works or traffic have been identified. The Applicant will continue to liaise with landowners and will deal with any localised impacts on a case by case basis.

## 8.2.6 *Transboundary Effects*

8.2.6.1 Depending on the procurement strategy, a number of the physical components of the Project may be procured outside of the UK. Whilst these cannot be quantified until preferred suppliers have been identified, any impacts would result in positive transboundary effects.

## 8.3 *Operational Impacts*

8.3.1.1 This section provides a description of the likely impacts and significant effects of the operation of the Project.

### 8.3.2 *Employment and Economic Activity*

8.3.2.1 The Project is likely to directly provide around 260 FTE jobs once operational; The majority of these will be filled by residents of the WIA. In addition, there is likely to be around 30 FTE jobs associated with a dedicated haulage service to the ERF, based in the local area. In total, the direct operational employment associated with the Project will be 290 FTE

jobs. Direct operational employment created by the Project will also create indirect employment opportunities for local businesses in terms of potentially supplying the Project or benefiting from expenditure of directly employed workers on goods and services, the local multiplier effect.

8.3.2.2 Table 19 sets out these operational employment and economic impacts.

**Table 19: Operational Impacts**

Category	Value
Direct jobs supported	290
Leakage outside WIA	23%
Displacement from outside WIA	30%
<b>Net direct jobs</b>	<b>136</b>
Composite multiplier	1.29
Indirect and induced jobs	39
Total jobs supported	175
GVA per worker per annum	£47,650
<b>Total GVA supported per annum</b>	<b>£8.34m</b>

8.3.2.3 Not all jobs will be taken up by residents of the LIA and WIA. Overall, the net number of direct jobs from operation is 136, taking account of leakage and displacement.

8.3.2.4 Direct operational employment could also lead to opportunities for local businesses to supply the Project or to benefit from expenditure by permanent workers. The operational phase could support a further 39 jobs as a result of the multiplier effect resulting in a total operational net employment gain of 175.

8.3.2.5 The Applicant will adopt an Employment and Skills Policy to maximise the uptake of local employment opportunities and in addition is committed to supporting training and apprenticeship schemes.

8.3.2.6 Using a GVA figure of £47,650 this equates to a net economic impact of £8.3m per annum within the WIA.

8.3.2.7 This results in a moderate positive benefit which is significant.

8.3.2.8 There are no economic resources considered likely to experience significant direct effects during the operation of the Project, over and above those already identified as having to relocate.

8.3.2.9 There will be no other permanent impacts on the viability of existing business which currently operate from Flixborough Wharf.

8.3.2.10 An assessment of the impact of the permanent overshadowing for the Project on the solar farm shows that there will be a 0.24% reduction in electricity production from the Solar Farm, which is considered to be a minor adverse impact and not to have a significant effect.

8.3.2.11 No businesses have been identified within the area which are expected to experience significant in-combination effects as a result of disruption from the operation of the Project.

### **8.3.3 Communities and Social Infrastructure**

8.3.3.1 There are no community infrastructure resources considered likely to experience significant direct adverse effects during the operation of the Project.

8.3.3.2 Whilst some in-migration is expected for higher skilled operational roles, the scale of this is not expected to significantly affect the baseline conditions in relation to local services, eg. health and education or the use of community facilities. This will result in a negligible/minor adverse impact and the effects of permanent employees on the demand for local services will not be significant.

8.3.3.3 There have been no significant in-combination effects identified.

### **8.3.4 Public Rights of Way**

8.3.4.1 There are no public rights of way considered likely to experience significant direct effects during the operation of the Project.

8.3.4.2 Replacement level crossing provision is to be made for FP FLIX175 and FP FLIX178 which will reinstate the PRow network in the local area. The at-grade crossing of FP FLIX175 will be upgraded and a new pedestrian bridge will be provided on FP FLIX178 to the south east of Flixborough.

8.3.4.3 The replacement level crossing provisions have been agreed in consultation with the Public Rights of Way team at NLC and have been the subject of a rail safety audit. All appropriate barriers and signs will be erected and maintained at the level crossings. During operation the overall integrity of the PRow network will be maintained with no impact on access or convenience to the public.

8.3.4.4 FP SCUN175 will be reinstated, and surfaces made good post construction. There will be no operational impacts on the use and amenity of FP SCUN175.

8.3.4.5 There have been no significant in-combination effects on the users of the PRow in terms of sound, noise and vibration, air quality, landscape and visual and traffic and transport identified during operation.

8.3.4.6 The Project includes a number of new footpaths, namely:

- a shared foot and cycle way along the east side of the new access road between Ferry Road West (B1216) and the ERF building, segregated from the road from the road by verges and trees;
- Stather Road north of Neap House will be closed to vehicles, but will be maintained as an access to allow walking and cycling along the river in a north – south direction;
- from the stopped up section of Stather Road, a new access will be created orientated west – east, which will run from Stather Road to the open land at Foxhills Plantation / Atkinson's Warren, providing a new

circular walking route and connectivity between the river and the northern edge of Scunthorpe; and

- from the new footbridge being provided over the railway on FP FLIX178 a new footpath link will be created. This will allow the public to walk along the southern edge of the railway line and rejoin the PRow network at FP FLIX177.

8.3.4.7 Where possible within the Application Land, the new public access routes will be enhanced to act as ecological corridors. The new routes along the new access road and the connection to Foxhills Plantation / Atkinson's Warren will incorporate structural planting to provide visual screening.

8.3.4.8 Overall there will be a moderate positive benefit in terms of public access in the area, which is significant.

### 8.3.5 *Open Space*

8.3.5.1 There are no areas of open space considered likely to experience significant direct effects during the operation of the Project.

8.3.5.2 The area of the Atkinson's Warren temporarily required for construction will be reinstated to compensate for any temporary habitat loss.

8.3.5.3 The areas identified for future ecological mitigation will retain public access.

8.3.5.4 The new area of wetland habitat to be created to the west of the new access road will contain a number of informal paths that allow access and facilitate physical activity, play, and relaxation through improved quality and access to open space/nature for both local residents and people working at the Energy Park and Flixborough Industrial Estate. These informal paths will link to the existing PROW network and provide connectivity to other areas of open space. There will be management and maintenance arrangements put in place for the wetlands areas and footpaths within it, as part of the wider day-to-day management of the Project (see the outline Landscape and Biodiversity Management and Monitoring Plan, **Document Reference 5.7**). The Applicant is currently in discussions with the Lincolnshire Wildlife Trust, who have experience of managing the Far Ings Nature Reserve, about potentially taking on the management of the wetland areas.

8.3.5.5 No direct operational effects on recreational facilities are anticipated.

8.3.5.6 Overall, there will be a moderate positive benefit associated with access to increased areas of open space, which is significant.

8.3.5.7 There have been no significant in-combination effects in terms of the amenity for users of public open space in terms of sound, noise and vibration, air quality, landscape and visual and traffic and transport identified during operation.

### 8.3.6 *Agricultural Land*

8.3.6.1 Following construction and reinstatement, the area of agricultural land that will be permanently required will be approximately 36ha (15%), as shown in Table 20.



**Table 20: Permanent Agricultural Land Requirement**

Agricultural land quality	Area required (ha)	Percentage of agricultural land by grade (%)
Grade 1	8	25
Grade 2	23	14
Grade 3	5	16
<b>BMV Total</b>	<b>36</b>	<b>15</b>
Grade 4	0	0
Grade 5	0	0
<b>Total Agricultural land</b>	<b>36</b>	<b>15</b>

8.3.6.2 This excludes 103ha of BMV agricultural land which will be permanently set aside to provide replacement floodplain storage. Although the use of this land for flood compensation may marginally affect how it is used for agricultural production, this is unlikely to significantly affect its agricultural value.

8.3.6.3 The permanent requirement for approximately 36ha of land (excluding that required for floodplain storage) is assessed as an adverse impact of minor magnitude, comprising 15% of the overall agricultural land within the Application Land all of which is BMV land. BMV land is assessed as a receptor of low sensitivity because of its relative abundance in this area. The permanent effect on BMV land is therefore assessed as minor adverse, which is not significant.

8.3.6.4 The two agricultural barns that are to be demolished will not be replaced and the landowner will be compensated. The Applicant has engaged with local landowners in order to understand the impact of the permanent loss of agricultural land and impacts on the quality of land on the operation of individual land holdings and any associated impacts in terms of employment and economic activity. No impacts have been identified.

8.3.6.5 There have been no in-combination effects identified.

### **8.3.7 Transboundary Effects**

8.3.7.1 There are no transboundary effects predicted for the operation of the Project.



## 9. CONCLUSIONS

### 9.1.1 Construction

#### *Employment and Economic Activity*

- 9.1.1.2 There are likely to be beneficial significant effects as a result of the Project. An estimated 2940 net FTE jobs over the whole of the construction phase of the scheme will benefit the area, supported through the implementation of an Employment and Skills Policy. There will be a net economic impact of £140.1m spread across the six year construction period.
- 9.1.1.3 There will be a temporary significant effect on the businesses at Wharfside Court<sup>1</sup> unless suitable alternative premises can be agreed.
- 9.1.1.4 There have been no significant in-combination effects identified.

#### *Communities and Social Infrastructure*

- 9.1.1.5 There are no community resources considered likely to experience significant direct effects during the construction of the Project and demand for local services will not be significant.
- 9.1.1.6 There have been no significant in-combination effects identified.

#### *Public Rights of Way*

- 9.1.1.7 No significant direct adverse effects on PRoWs have been identified.
- 9.1.1.8 There have been no in-combination effects identified.

#### *Open Space*

- 9.1.1.9 No significant direct adverse effects on open space have been identified. No direct construction effects on recreational facilities are anticipated.
- 9.1.1.10 There have been no significant in-combination effects identified.

#### *Agricultural Land*

- 9.1.1.11 No significant adverse effects on agricultural land have been identified.
- 9.1.1.12 There have been no significant in-combination effects identified.

### 9.1.2 Operation

#### *Employment and Economic Activity*

- 9.1.2.2 There are likely to be beneficial significant effects as a result of the Project. An estimated 175 net FTE jobs will be created as a result of the Project with a net economic impact of £8.34m per annum, supported through the implementation of an Employment and Skills Policy and training and education opportunities.
- 9.1.2.3 There have been no significant in-combination effects identified.

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(<sup>1</sup>) Based on HCA Employment Density Guide, 2015.

## *Communities and Social Infrastructure*

- 9.1.2.4 There are no community resources considered likely to experience significant direct effects during the operation of the Project and demand for local services will not be significant.
- 9.1.2.5 There have been no significant in-combination effects identified.

## *Public Rights of Way*

- 9.1.2.6 There are no public rights of way considered likely to experience direct effects during the operation of the Project. The creation of new paths and public access represents a moderate positive benefit, which is significant.
- 9.1.2.7 There have been no significant in-combination effects identified.

## *Open Space*

- 9.1.2.8 There are no areas of open space considered likely to experience direct effects during the operation of the Project. Overall, there will be a moderate positive benefit associated with access to increased areas of open space, which is significant. No direct operational effects on recreational facilities are anticipated.
- 9.1.2.9 There have been no significant in-combination effects identified.

## *Agricultural Land*

- 9.1.2.10 No significant adverse effects on agricultural land have been identified.
- 9.1.2.11 The two agricultural barns that are to be demolished will not be replaced and the landowner will be compensated.
- 9.1.2.12 There have been no significant in-combination effects identified.

## **9.2 Monitoring and Community Liaison**

- 9.2.1.1 The Employment and Skills Policy will contain a commitment to prepare an annual reporting in a Monitoring Report which will monitor against agreed criteria set out in the Employment and Skills Policy. This will be secured through the CEMP. Monitoring measures could include:
- percentage of people recruited and retained living within the LIA/WIA;
  - number of apprentices employed living in the LIA/WIA; and
  - evidence of procurement of local goods and services.
- 9.2.1.2 On-going stakeholder engagement with affected commercial, agricultural and community concerns may identify the need for additional mitigation measures to address specific concerns. In the event that this is the case, the Applicant will consider incorporating such mitigation into the CEMP and related plans and/or detailed design of the Project as far as possible.

## **9.3 Overall Conclusions**

- 9.3.1.1 This assessment of economic, community and land use impacts of the Project has found that the scale and location of the Project could result in a

number of potentially significant effects both positive and adverse at several different receptors.

- 9.3.1.2 No adverse significant economic, community and land use effects have been identified during construction or operation of the Project.
- 9.3.1.3 Overall, there have been beneficial significant effects identified in terms of employment and economic activity during construction and operation of the Project. Permanent beneficial significant effects are associated with improved public access and new provision of open space.
- 9.3.1.4 There have been no significant construction or operational in-combination effects identified.

## 10. REFERENCES

- BEIS (2021) Draft Overarching National Policy Statement for Energy (EN-1)
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- Department for Business Innovation and Skills (2009) Research to Improve the Assessment of Additionality.
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- Greater Lincolnshire Local Enterprise Partnership (2014) Greater Lincolnshire Strategic Economic Plan
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- North Lincolnshire Council (adopted 2003) saved policies of the North Lincolnshire Local Plan
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- North Lincolnshire Council (adopted 2011) Planning for Renewable Energy Development Supplementary Planning Document, 2011
- North Lincolnshire Council (adopted 2016) Lincolnshire Lakes Area Action Plan
- North Lincolnshire Council (adopted 2016) Housing and Employment Land Allocations Development Plan Document
- North Lincolnshire Council (2020) North Lincolnshire Local Plan Preferred Options
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- North Lincolnshire Council (2019) North Lincolnshire Settlement Survey- 2019 Revision
- North Lincolnshire Council (2021) Definitive Map

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- North Lincolnshire Council (2019) North Lincolnshire Open Space Study A Report, Appendices & Maps
- Humber Local Enterprise Partnership (2014) Humber Strategic Economic Plan

## **APPENDIX A      FIGURES**

Date: May 2022



**North Lincolnshire Green Energy Park**

**Title** Figure 5  
Economic Study Area – Immediate Impact Area (IIA)

**Client Information**

**Client** North Lincolnshire Green Energy ParkLtd.  
**PINS Proj No** EN010116  
**Date** 15/03/2022  
**Drawn by** MTC  
**Checked by** SG  
**Version** P0




**Map Information**

**CRS EPSG** 27700  
**CRS Name** British National Grid  
**Scale** 110,000

**ArcMap File**

\\UKSMBNAF-  
SOC\_ES\_StudyAreaLSOA\_A01

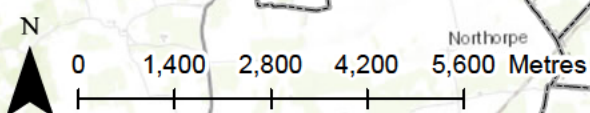
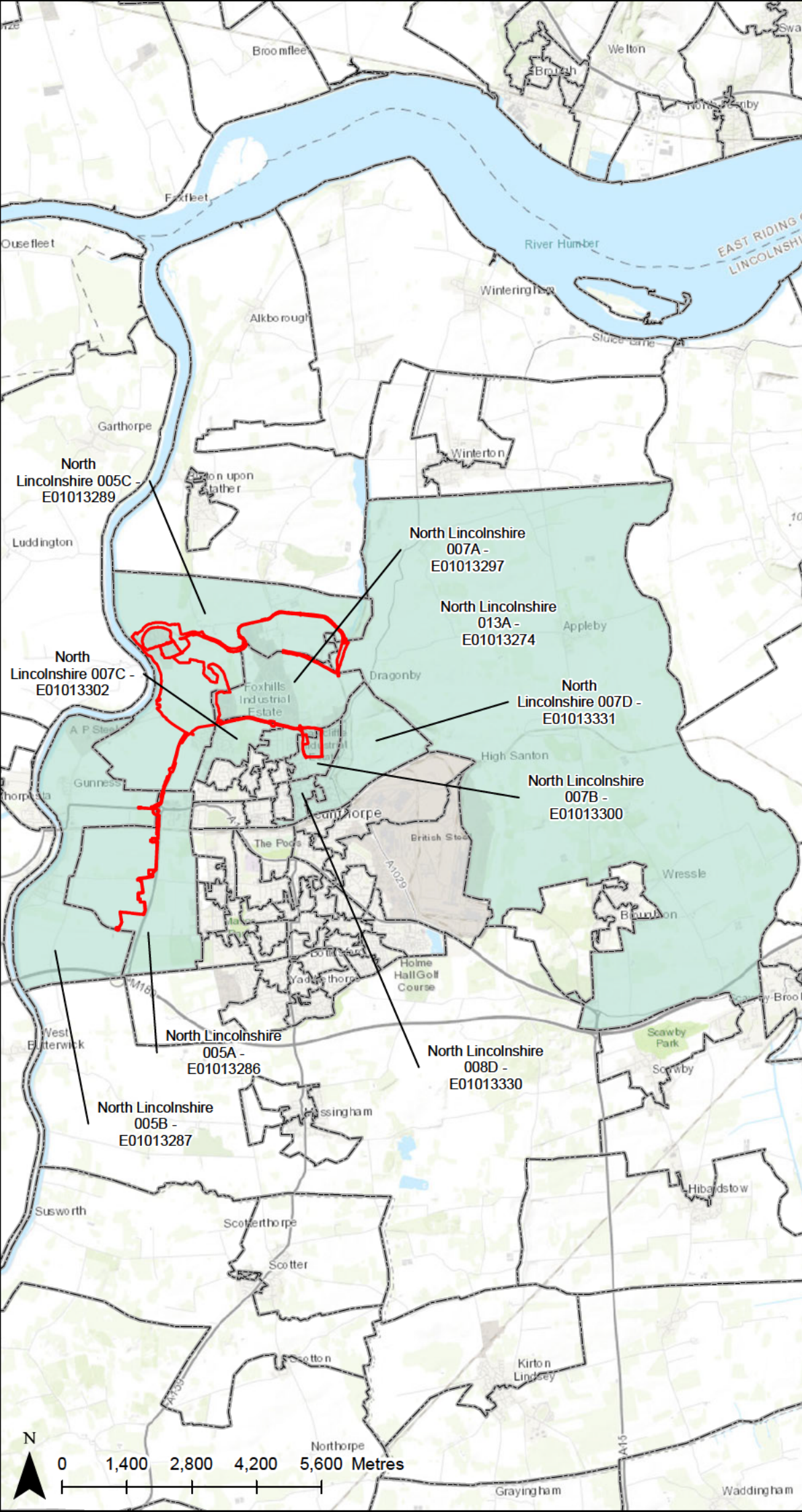
**Legend**

-  Order Limits
-  Lower Super Output Area
-  LSOA IIA Areas

**Layer Source Information**

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI,

DO NOT SCALE THIS DRAWING





# North Lincolnshire Green Energy Park

**Title** Figure 6  
Economic Study  
Area - Local Impact  
Area (LIA) and Wider  
Impact Area (WIA)

## Client Information

**Client** North  
Lincolnshire  
Green  
Energy ParkLtd.  
**PINS Proj No** EN010116  
**Date** 15/03/2022  
**Drawn by** MTC  
**Checked by** SG  
**Version** P0




## Map Information

**CRS EPSG** 27700  
**CRS Name** British National  
Grid  
**Scale** 320,000

**ArcMap File**  
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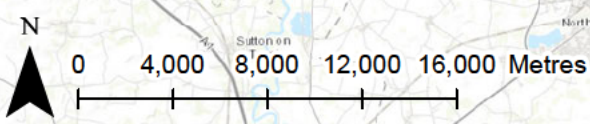
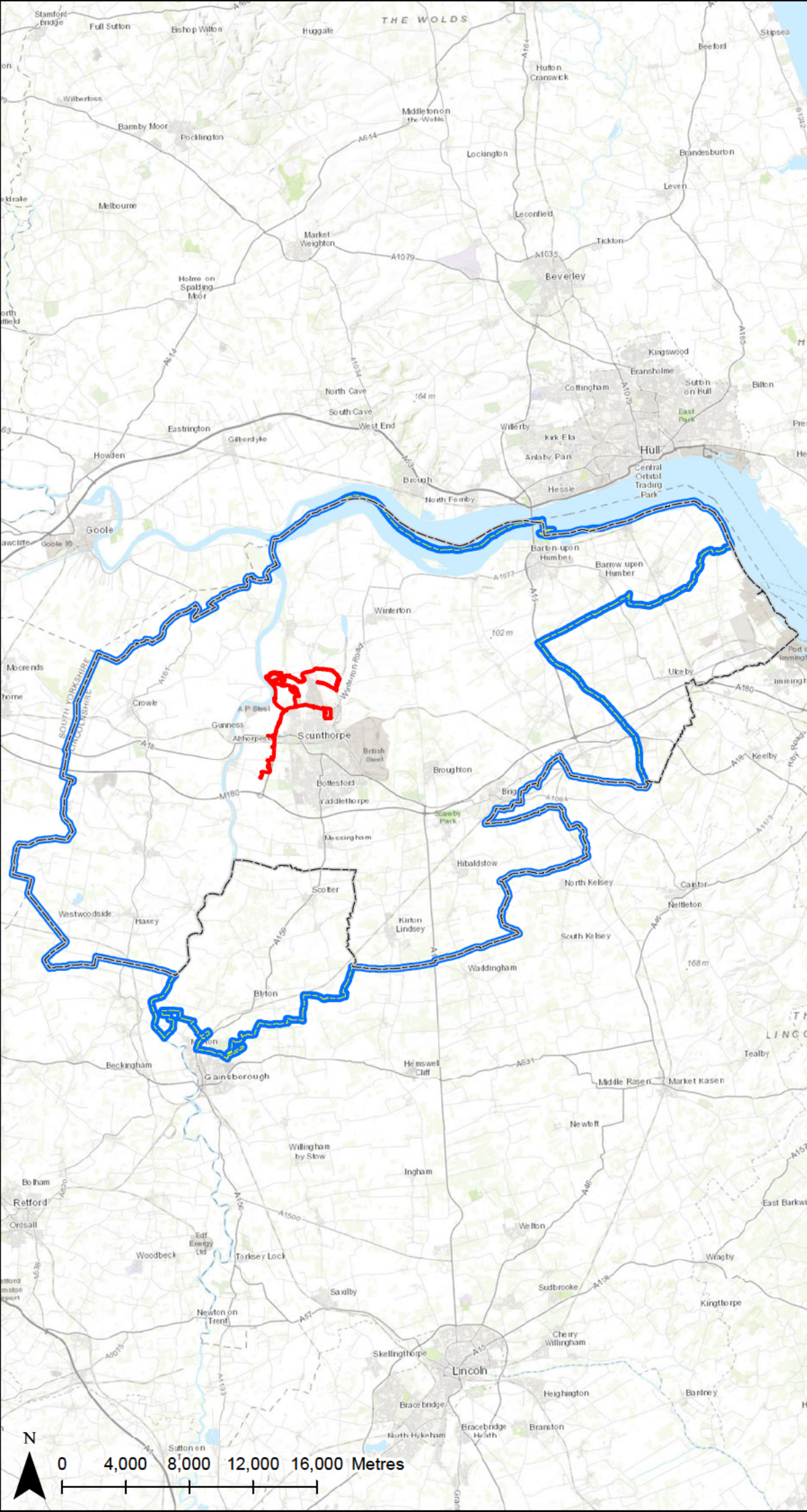
SOC\_ES\_StudyAreaLocalAuthority\_A01

## Legend

-  Order Limits
-  Local Authority District -  
North Lincolnshire (LIA)
-  Travel to Work Area –  
Scunthorpe (WIA)

## Layer Source Information

Sources: Esri, HERE, Garmin, Intermap,  
increment P Corp., GEBCO, USGS, FAO,  
NPS, NRCAN, GeoBase, IGN, Kadaster  
NL, Ordnance Survey, Esri Japan, METI,  
DO NOT SCALE THIS DRAWING





North Lincolnshire Green Energy Park

**Title** Figure 7  
Public Rights of Way within the Order Limits

Client Information

**Client** North Lincolnshire Green Energy Park Ltd.  
**PINS Proj No** EN010116  
**Date** 15/03/2022  
**Drawn by** MTC  
**Checked by** SG  
**Version** P0

Map Information

**CRS EPSG** 27700  
**CRS Name** British National Grid  
**Scale** 25,001  
**ArcMap File** \\UKSSMBNAF-

SOC\_ES\_PRoW\_Cycleways\_A01

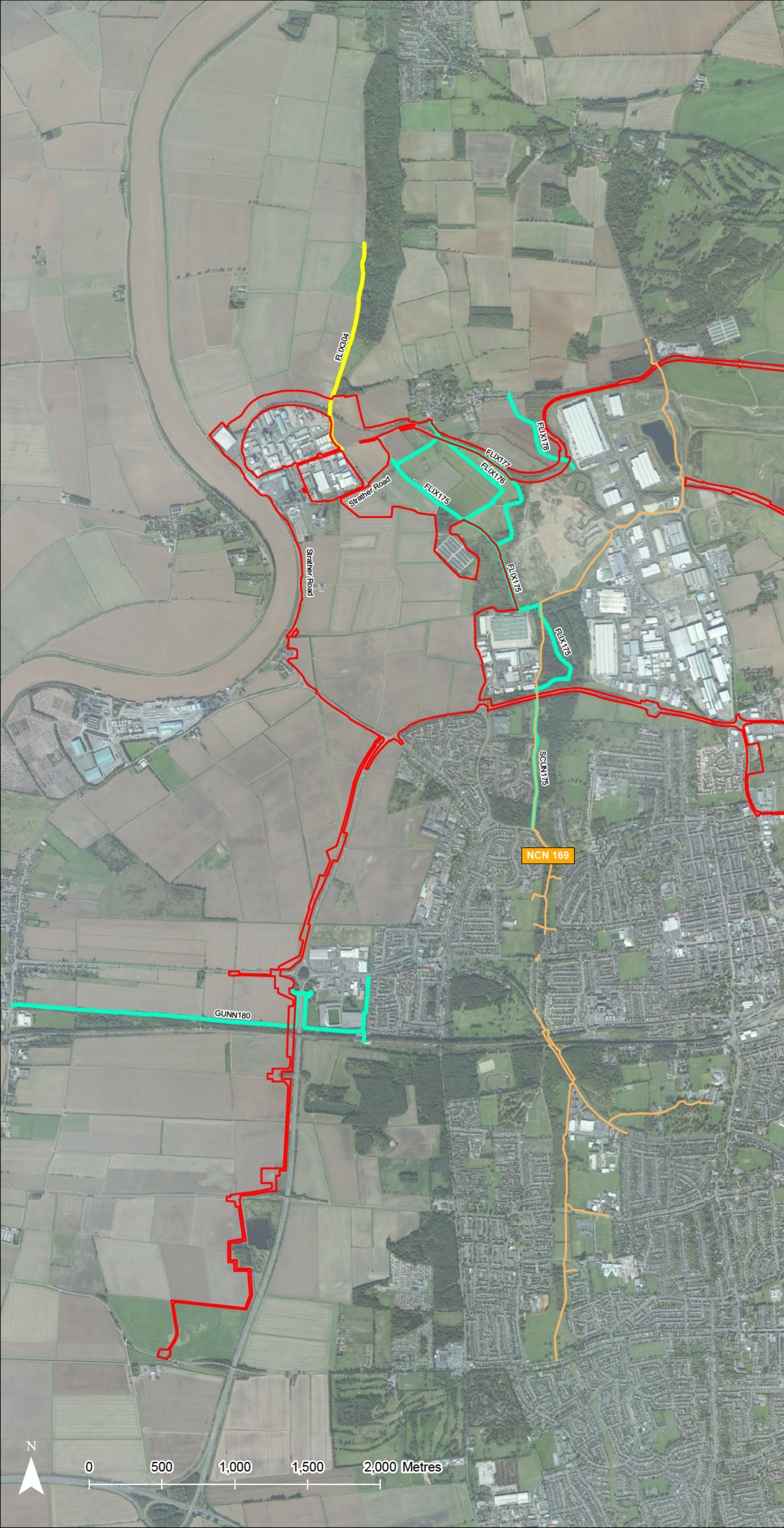
Legend

- Order Limits
- Public Rights of Way**
- Footpath
- Bridleway
- National Cycle Network**
- Traffic Free

Layer Source Information

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DO NOT SCALE THIS DRAWING





**North Lincolnshire Green Energy Park**

**Title** Figure 8  
Open space within the Order Limits

**Client Information**

**Client** North Lincolnshire Green Energy Park Ltd.  
**PINS Proj No** EN010116  
**Date** 15/03/2022  
**Drawn by** MTC  
**Checked by** SG  
**Version** P0

**Map Information**

**CRS EPSG** 27700  
**CRS Name** British National Grid  
**Scale** 25,001  
**ArcMap File** \\UKSSMBNAF-

SOC\_ES\_OpenSpaceWithinApplicationLand\_A01

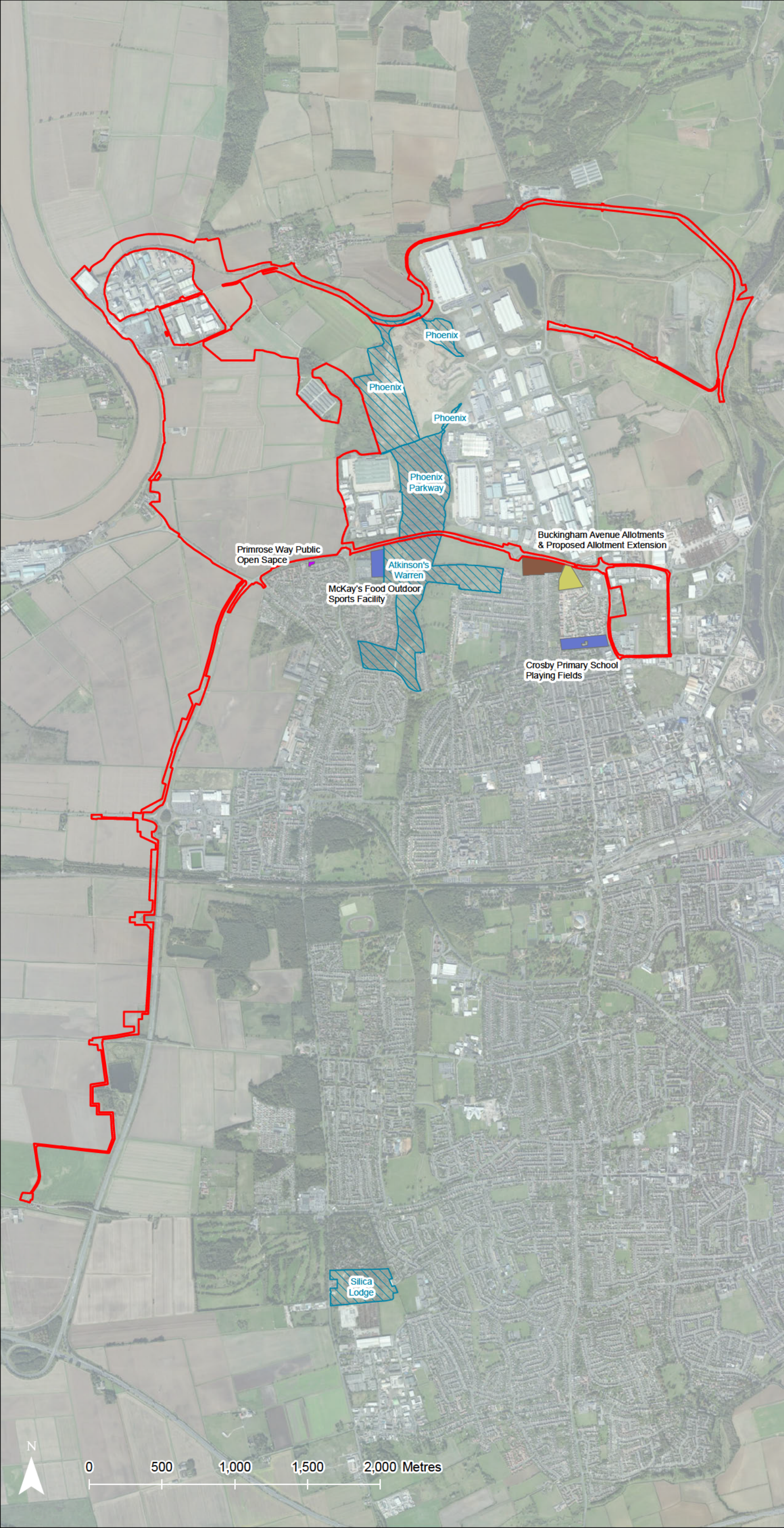
**Legend**

- Order Limits
- Local Nature Reserve
- Open Green Space**
  - Allotments Or Community Growing Spaces
  - Amenity Greenspace
  - Other Sports Facility
  - Proposed

**Layer Source Information**

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DO NOT SCALE THIS DRAWING





**North Lincolnshire Green Energy Park**

**Title** Figure 9  
Best and Most Versatile (BMV) land

**Client Information**

**Client** North Lincolnshire Green Energy Park Ltd.  
**PINS Proj No** EN010116  
**Date** 15/03/2022  
**Drawn by** MTC  
**Checked by** SG  
**Version** P0

**Map Information**

**CRS EPSG** 27700  
**CRS Name** British National Grid  
  
**Scale** 25,001  
  
**ArcMap File** \\UKSSMBNAF-  
  
SOC\_ES\_AgriculturalLand\_Rational\_A01

**Legend**

- Order Limits
- Agricultural Land**
- Grade 1
- Grade 2
- Grade 3
- Grade 4
- Non Agricultural - 73.15 ha

**Layer Source Information**

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

DO NOT SCALE THIS DRAWING

