

13. SOCIO ECONOMIC

13.1 Introduction

13.1.1 This chapter describes the socio economic impacts and effects associated with the proposed development of the Hownskill Park Energy Facility at Hownskill Industrial Estate in Consett, Durham.

13.2 Aims and Objectives

13.2.1 The aim of this chapter is to consider the social and economic impacts associated with the proposed development as follows:

-) Provide the policy context relevant to social and economic impacts of development;
-) Set out the methodology used to undertake this socio-economic assessment;
-) Provide the baseline situation against which the assessment will be considered;
-) Undertake an assessment of social and economic impacts associated with the development;
-) Outline mitigation measures which will ensure that any potential impacts are reduced to an acceptable level;
-) Set out an overall summary and conclusion.

13.3 Legislation and Policy Context

13.3.1 This section assesses policy, legislation and guidance relevant to assessing the socio-economic impacts of the proposed development. It includes policy, legislation and guidance at both the national and local level.

National context

13.3.2 The 2015 report by the Department for Business Innovation and Skills '*The Size and Performance of the UK Low Carbon Economy*' has shown that in 2013 a total of 11,500 UK businesses were directly engaged in the low carbon economy, within which some 269,800 people were employed, and a further 190,800 people employed as part of the supply chain – representing 1.6% of UK employment in 2013.

13.3.3 The low carbon economy generated £70.8bn in turnover in 2013 for those businesses operating directly in the sector. This grows to £121.7bn when the supply chain is included. The direct low carbon economy generated £26.2bn in GVA in 2013, which suggests it is about five times larger than Aerospace, two and a half times the size of Pharmaceuticals, almost

twice as big as Chemicals and approximately equivalent to Food and Drink in GVA terms. GVA generated by the low carbon sector increases to £44.9bn when the supply chain is included.

- 13.3.4 The low carbon economy has experienced significant, year on year growth over the period 2010 to 2013: showing rises in employment 3.8%, turnover 7.6% and GVA 8.7%; with waste processing, energy from waste and biomass being the largest of the sector groupings across all measures. This waste/biomass grouping is represented by 4,230 firms (37%) and with its supply chain, accounts for 146,900 employees (32%). It generates turnover to the value of £54.6bn (45%) and GVA of £21.9bn (49%).

National Planning Policy Framework, 2019

- 13.3.5 The National Planning Policy Framework (NPPF) states that:

'at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.'

- 13.3.6 The NPPF goes on to identify the three dimensions of sustainable development: economic, social and environmental objectives. The economic and social objectives will be considered within this assessment.

- 13.3.7 The NPPF identifies that the planning system is required to perform an economic role, by helping to:

'Build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.'

- 13.3.8 It is also required to perform a social role:

'to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being'

- 13.3.9 One of the main aims of the NPPF is to promote healthy communities. *'Planning policies and decisions should aim to achieve healthy, inclusive and safe places.'*

Planning Practice Guidance

13.3.10 On the 6th March 2014 the Department for Communities and Local Government (DCLG) launched planning practice guidance web-based resource. This is accompanied by a Written Ministerial Statement.

13.3.11 The PPG seeks to promote healthy and inclusive communities, defining a healthy place as:

“A healthy place is one which supports and promotes healthy behaviours and environments and a reduction in health inequalities for people of all ages. It will provide the community with opportunities to improve their physical and mental health, and support community engagement and wellbeing”.

13.3.12 The ‘Waste’ section of this guidance is also relevant, as the proposed development will utilise waste material to generate low carbon energy. The guidance refers to the protection of human health and the environment. It is well recognised that high levels of human and environmental health contribute to wider social benefits.

Local Social and Economic Policy

13.3.13 Saved Policy W6 of the Durham County Waste Local Plan (2005) states that new buildings for waste management uses should be carefully sited and designed to complement the location and existing topography. Landscape proposals should be incorporated as an integral part of the overall development of the site and where appropriate, the opportunity should be taken to illustrate best practice by incorporating sustainable design principles in new building, using recycled materials wherever possible.

13.3.1 The Spatial Vision for County Durham Local Plan provides a vision and objectives for the future of the County, which includes:

- By 2035 County Durham will have a thriving economy, reducing levels of deprivation, social exclusion and joblessness with the associated health and quality of life improvements.
- The County will comprise of sustainable, balanced and regenerated communities, with key development being located to achieve sustainable patterns of development, ensure the effective use of land and reduce our contribution to climate change.
- The County will be renowned for its culture and diverse high-quality built, historic and natural environment.
- County Durham’s waste will be viewed as a valuable resource and waste recycling will be an integrated part of daily lives.

- All our planning functions will aim to drive waste up the waste hierarchy and use resources efficiently.
- New waste facilities will be built in the right place and at the right time, protecting human health and the environment from waste development.

13.3.2 The strategic objectives for the plan are derived from the Vision and focus on the key issues that the new County Plan will need to address. They include:

- *Objective 1: Economic Ambition* – improve the economic performance of the whole of County Durham by creating more and better jobs, increasing the employment rate and reducing unemployment, thereby increasing GVA, household income, demand for local goods and services and improving the resilience of the county’s economy.
- *Objective 2: Sustainable Communities* – locate new development in areas which offer the best opportunity for sustainable development patterns, including means of travel other than the private car, thus ensuring that new homes and jobs are supported by a high quality environment, services and infrastructure, and in turn new development supports the vitality, viability and economic performance of our towns and villages.
- *Objective 8: effective use of land* – make the most effective use of land, buildings and existing infrastructure, re-using land and buildings that have been previously developed, wherever possible, provided that, in the case of land, it is not of high social, heritage or ecological value and taking into account the need for remediation or the existence or unstable and/or contaminated land.
- *Objective 11: well designed places* – ensure the creation of high quality buildings and places that reflect local distinctiveness, promote sustainability, support the transition to a local carbon future and achieve safe and secure communities.
- *Objective 17: low carbon* – reduce the causes of climate change and support the transition to a low carbon economy by encouraging and enabling the use of low and zero carbon technologies, supporting the development of appropriate renewable energy sources and sustainable and active transport.
- *Objective 21: waste management* – support the development of a network of modern waste management facilities which help ensure that society’s waste arisings are managed in accordance with the principles of the waste hierarchy; which facilitate re-use, recycling, composting and recovery of value from waste and enabling the disposal of waste as the

last resort; while also protecting the environment, the amenity and health of local communities; and existing and proposed facilities from incompatible development.

13.3.3 The County Plan sets out a Sustainable Development Statement, which includes:

- When considering development proposals, the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will work pro-actively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in County Durham.
- Planning applications that accord with the policies in the Local Plan and the saved policies of the Waste Local Plan will be approved without delay, unless material considerations indicate otherwise.
- Development should deliver economic growth and new job opportunities.
- Development that delivers environmental and community benefits, social cohesion and economic vitality will be permitted, particularly if it benefits nearby communities that individually lack services, facilities and/or employment opportunities.

13.3.4 Policy 2: Employment Land states that in order to continue to progress the regeneration of Consett, the council will support mixed use development on the Project Genesis site, including a site of 10.8 hectares at Hownsghill Industrial Estate for general employment land, provided the development accords with the relevant development plan policies. The supporting policy text states that funds from the development of Project Genesis are for the provision of environmental, recreational and social benefits to local people. The remaining land on Hownsghill will support further jobs growth and contribute to the regeneration of the town.

13.3.5 The plan sets out the importance that planning has in facilitating healthy, safe and inclusive communities. There is a clear relationship between the local economy and health. Improved local economies can provide access to employment, which may then provide access to better housing or health promoting activities. 'Good work' is linked to positive health outcomes.

13.3.6 Policy 31: Amenity and Pollution states that development which has the potential to lead to or be affected by unacceptable levels of air quality; inappropriate odours; noise and vibration or other sources of pollution, either individually or cumulatively, will not be permitted including where any identified mitigation cannot reduce the impact on either the environment, amenity of people or human health to an acceptable level.

13.3.7 Policy 33: Renewable and Low Carbon Energy states that renewable and low carbon energy development in appropriate locations will be supported. In determining planning applications for such projects significant weight will be given to the achievement of wider social, environmental and economic benefits.

13.3.8 Policy 47: Sustainable Minerals and Waste Resource Management confirms that the development of a sustainable resource economy in County Durham will be promoted, encouraged and facilitated.

Conclusion

13.3.9 The national and local planning policy and guidance considered above identifies the importance of positive social and economic outcomes as a result of new development.

13.3.10 For developments involving the generation of low carbon energy, significant weight will be given to the achievement of wider social, environmental and economic benefits.

13.4 Assessment methodology

Relevant Guidance

13.4.1 There is currently no formal guidance or regulation setting out the preferred method or content for an assessment of potential economic and social impacts. As such, this chapter has been prepared using specialist knowledge and professional experience gained from carrying out studies in respect of other projects.

Consultation

13.4.2 A formal Scoping Opinion Request and subsequent Scoping Response was provided on the 25th September 2020 by Durham County Council. This stated that:

“The Scoping Report identifies that the ES will provide an overview of the economic changes that would arise from the proposed development. It will assess how the proposed development is likely to directly affect the local and regional economies during its construction in terms of capital investment and employment generation. The socio-economic assessment will provide full details of the jobs created by the development, and the socio-economic benefits associated with these. It is agreed that this approach is acceptable”

13.4.3 This chapter seeks to address these comments.

The Study Area

- 13.4.4 The application site lies within north-west Durham, within the administrative area of the former Derwentside District Council. It sits south-west of the settlement of Consett and closest to the Templetown residential area.
- 13.4.5 The application site lies within the County Durham 014D LSOA (Lower Super Output Area) and the Census output area of E00104748.
- 13.4.6 The County-wide saved and emerging policies summarised above are all of relevance to the proposed development. The most immediate effects of the proposed development will be experienced in the Consett area, and so this is the focus for this part of the assessment.

Baseline Assessment

- 13.4.7 This section has been informed primarily by the most recent local authority level Census data that is available on the ONS website, and a bespoke NOMIS report for the relevant census ward.
- 13.4.8 The site has been assessed in terms of the 2019 Indices of Deprivation.
- 13.4.9 The Census data has been used to provide a picture of current socio-economic conditions within the study area. Relevant data on population, employment and poverty has been considered.
- 13.4.10 A consideration of socio-economic impacts needs to clarify the type, duration, spatial extent and distribution of potential impacts. To this extent, the methodology of the assessment is to establish:
-) The site and its local context;
 -) The timescale over which the assessment will consider potential impacts;
 -) Establish the baseline and assess changes resulting from the construction phases of the development; and
 -) Establish and assess changes resulting from the operational phase of the development.
 -) The socio-economic assessment covers the following aspects:
 - Population;
 - Employment;
 - Economic activity;

- Unemployment;
- Poverty.

Assessment of Impact

13.4.11 The duration of an impact can affect its significance. For example, if an impact is permanent, the impact upon the local economy is more sustained and therefore likely to be more significant than a temporary impact. However, the duration and significance level are not always intrinsically linked. For example, an impact might be of major significance, even if its effect was only temporary.

13.4.12 This chapter will consider both temporary and long-term impacts.

13.4.13 The potential and residual impacts are assessed in accordance with the following terminology:

-) **Neutral:** No significant effects.
-) **Minor:** Noteworthy or material- impacts are of low magnitude and frequency and will not exceed relevant quality standards, residual effects will be negligible;
-) **Moderate:** Impacts are of moderate magnitude and frequency. Relevant quality standards may be exceeded to limited extent. Possible secondary impacts, residual effects will be minimal.
-) **Major:** Impacts are likely to be of a high magnitude and frequency with quality standards being exceeded, at times considerably. There may secondary impacts of some magnitude; residual effects will be some significance.
-) **Substantial:** Impacts will be of a consistently high magnitude and frequency with standards exceeded by a significant margin.

13.4.14 All levels of significance identified above apply to both adverse and beneficial effects. Where an effect is described as 'neutral' this means that there is no effect or that the significance of any effect is considered to be negligible.

Cumulative Impact

13.4.15 Chapter 2 of this Environmental Statement sets out a list of those schemes that have been considered as part of the cumulative assessment.

13.4.16 The development site does form part of the wider industrial area of the Hownsgill Industrial Estate and as such the proposed development's impact on this wider study area is considered in this Chapter.

Limitations

- 13.4.17 The following socio-economic analysis has been undertaken using the Indices of Deprivation, which are a group of measures of relative deprivation primarily for small areas (*lower super output areas*) in England. They provide deprivation scores for each LSOA in England, and also ranks from 1 (most deprived area) to 32,844 (least deprived area). However, the values of the indicators used in the 2019 Indices mostly date from 2015/16 and as such are out of date.
- 13.4.18 Furthermore, the baseline figures used in this chapter do not take into consideration the likely impact that Coronavirus will have had on jobs and the local economy, as it is not possible at this stage to accurately predict the outcomes.

13.5 Baseline Conditions

- 13.5.1 In order to consider the socio-economic impacts resulting from the proposed development, it is first necessary to assemble the baseline information for the area. This section provides a review of the baseline social and economic status of the area local to the development site.

Local Context

- 13.5.2 The application site forms a key part of the Project Genesis regeneration programme. Project Genesis was formed after the closure of the Consett steel works with one aim: to benefit the devastated local community. Through the regeneration of the redundant land, £200m of investment has been secured through development and has created hundreds of jobs for local people.
- 13.5.3 It is the intention to continue to deliver development through Project Genesis that provides employment opportunities and represents sustainable development.
- 13.5.4 It is a development objective to complete the delivery of the Hownsghill Eco Park, which will deliver renewable power to companies on the Industrial Park. The proposed renewable technologies park, and other similar developments at the Park such as the proposed development, will provide much needed employment opportunities for local people.

Local Population Structure and Economic Activity

- 13.5.5 Figures sourced from the 2011 Census key statistics show that there were 293 usual residents within E00104748 Output Area, comprising approximately 126 households.
- 13.5.6 215 residents (73.3%) are economically active (all usual residents aged 16 to 64). The current national estimate of economically active population is 79.4%, meaning the application site is

within an area where marginally fewer people are an active participant in the labour market than the national picture.

13.5.7 111 residents (37.9%) were said to be in very good health and 101 (34.5%) were said to be in good health. Conversely, 24 (8.6%) were in either bad or very bad health.

Economic Activity in Durham

13.5.8 The most relevant labour market statistics for County Durham is from the Office for National Statistics' NOMIS official labour market statistics published in 2019; as such this provides a clear and recent picture of the economic activity in the area.

13.5.9 County-wide there are 256,000 economically active persons, representing 76.3% of the County. This compares to 76.1% in the North East region and 79.4% nationally.

13.5.10 51 households (40.8%) had no adults in employment, and 11 of these (8.8%) included dependent children.

13.5.11 The economic history of the Consett area is industrial development, arising from lead mining in the wider area. The Derwent Valley had a very strong steel industry, assisted by the easy availability of coal in the area in the 1800s and 1900s. Derwent Valley's importance for this industry diminished allowing Sheffield to become the leader of the British steel industry.

13.5.12 By the 1970s, the local steel industry was in sharp decline. In 1980, the Consett steelworks closed, bringing about the loss of nearly 4,000 direct jobs and many others in ancillary industries. The unemployment rate in Consett far exceeded the national average, becoming an unemployment black spot. In 1981, it peaked at 36%, which represented three times the national average and a steep decline of all heavy industry in the Derwent Valley then followed.

13.5.13 Project Genesis, active since the 1990s, has gone some way to repairing the damage. Several new housing developments, retail schemes and campus facilities for Derwentside College have been delivered on the former steel works site.

13.5.14 Further investment from the Rural Growth Network to develop bespoke business premises and offices on the site is secured.

13.5.15 Opportunities to deliver renewable energy and low carbon energy are being explored for the former steel works site. These would provide sustainable energy sources, for the benefit of local homes and businesses, and for wider contributions to the national grid.

The Impact of Coronavirus

13.5.16 The ONS has published Coronavirus and the Impact on Output in the UK Economy (August 2020), which seeks to highlight early impacts from the COVID-19 pandemic. Its main findings include:

- Monthly GDP in August 2020 was 9.2% below February 2020 levels.
- The muted growth in manufacturing, supported by a small rise in energy was partially offset by a fall in mining and quarrying.
- Businesses continue to be impact by the need to conform to government health and safety guidelines, particularly adapting to a socially distanced working environment. This has hindered the ability for some businesses to reach levels of productivity managed prior to the COVID-19 pandemic.
- Business inactivity remains above normal levels.
- For electricity and gas generation, the rise of 1.6% at sector level was driven by electricity supply. This rose by 1.7%, mainly because of increased demand from industry as more factories and premises reopened during August.

13.5.17 The true effects of the current pandemic are of course unknown at present, and will only manifest themselves in economic performance and social outcomes over the next few years. What is already clear is that many people have lost their jobs or seen their incomes cut due to the coronavirus crisis. Unemployment rates have increased, and are likely to continue to do so, across major economies as a result of the pandemic. Global economic shrinkage will place several countries into economic recession for some time.

13.5.18 Securing local employment opportunities and allowing people to experience the associated economic and social benefits of employment, will increase in importance in these uncertain times.

Poverty

13.5.19 The socio-economic challenges of the region are strongly highlighted through analysis of deprivation data. There are seven domains of deprivation, which combine to create the Index of Multiple Deprivation (IMD 2019). These are income, employment, education, health, crime, barriers to housing and service and living environment.

13.5.20 The Index of Multiple Deprivation (2019) ranks the area as 10,998/32,844, placing it within decile 4.

13.5.21 A summary for the Moorside East LSOA, by Domain is provided by durhaminsight.info and is as follows:

Index/Domain	Rank of Average Score	Average Score	Decile (1=top 10% most deprived)
Overall Index	10,998	24.6	4.0
Income Domain	8,960	0.2	3.0
Employment Domain	8,708	0.1	3.0
Education, Skills and Training Domain	9,783	27.1	3.0
Health Deprivation and Disability Domain	6,863	0.7	3.0
Crime Domain	12,584	0.3	4.0
Barriers to Housing and Services Domain	21,431	16.2	7.0
Living Environment Domain	31,437	2.7	10.0
Income Deprivation Affecting Children Index	11,589	0.2	4.0
Income Deprivation Affecting Older People	6,100	0.3	2.0

Figure 13.1: Index of deprivation

13.5.22 The chart below shows the rank of the average score for the Moorside East LSOA for both 2015 and 2019.

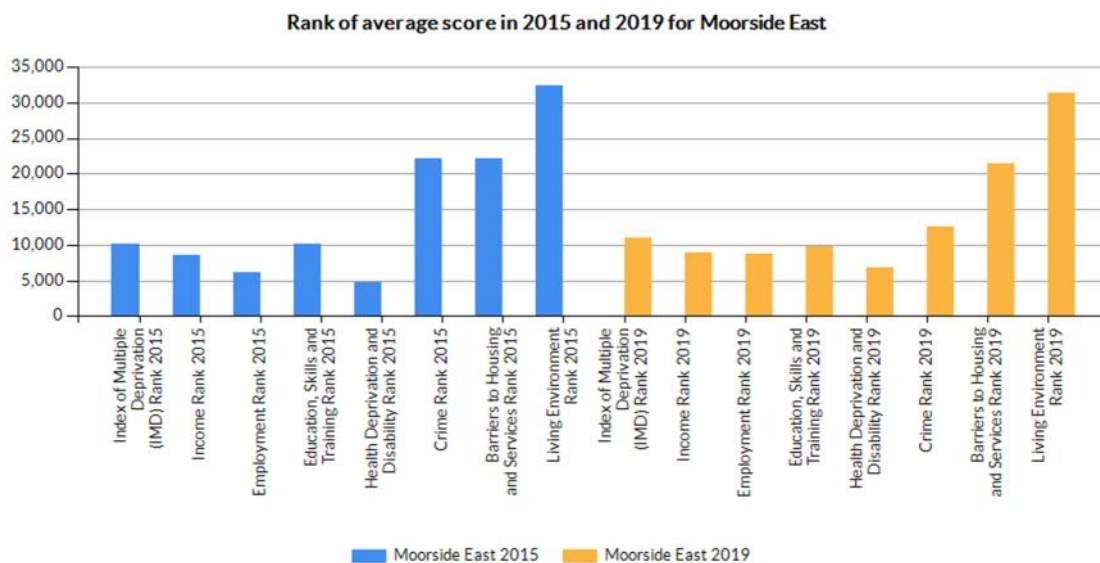


Figure 13.2: Rank of average score

Summary of Baseline Conditions

-) Moorside East has lower than average levels of economically active people.
-) It has higher than average levels of unemployment.
-) It ranks within the bottom 10% for living environment domain.
-) It ranks poorly for overall access to housing and services.

13.6 Identification and Evaluation of Key Impacts

13.6.1 This section considers the positive and negative impacts during both the construction and operational stages of the project.

Construction phase

Employment

13.6.2 During the construction period, up to 60 temporary jobs will be generated on-site, with a large number of others likely in the supply chain. Although some specialist skills will be required, it is likely that much of the employment will come from the local area, resulting in positive economic impacts.

13.6.3 There will be additional employment opportunities for delivery drivers, transporting building materials and supplies to the site.

13.6.4 The delivery of the proposed development will continue the important regeneration and investment into the local area being made by Project Genesis.

- 13.6.5 Impacts on the local economy are likely to be moderate beneficial, albeit temporary, as the proposed development is likely to meet local employment needs by creating job opportunities through the construction period.
- 13.6.6 The sourcing and transportation of labour, materials and plant machinery is likely to lead to opportunities for local companies to capture sub-contractor roles. Whilst some of the contractor work is highly technical in nature, and therefore likely to be sourced nationally, many of the construction works will offer significant opportunities for local businesses to undertake subcontractor roles, benefitting from their proximity to the site.
- 13.6.7 While it is difficult to calculate the level of local expenditure by these workers, there is clearly an opportunity for local food and hospitality providers to benefit from their influx. It is recognised that employment opportunities and increased local expenditure flowing from new developments are a key route out of deprivation for communities; as such secondary economic impacts are likely to be moderate albeit temporary in nature.
- 13.6.8 The proposed development will contribute towards reducing the percentage of the working age population who are unemployed, as identified through the baseline data.
- 13.6.9 Job creation is widely acknowledged to contribute towards social benefits. By providing job opportunities the development will contribute to reducing unemployment in the area. Benefits of reducing unemployment include reduced Job Seeker Allowance payments; more economically active people able to contribute to the local economy; improved physical and mental health; a decrease in crime; improved income distribution and reduced inequality.
- 13.6.10 Increased vehicle movements, noise and impacts on air quality from dust associated with construction can have social and economic impacts. If unmitigated, these could be of a minor adverse nature.

Operation phase

Employment

- 13.6.11 The proposed development will provide permanent employment in the form of three members of staff working on each of the three eight-hour shifts per day (6am to 2pm; 2pm to 10pm; and 10pm to 6am). It will provide a stable source of low carbon energy and continue the investment being made to the local area through Project Genesis.

- 13.6.12 Jobs will be advertised locally, and the level of jobs generated is expected to have a moderate beneficial impact at a local scale. The proposed development is permanent in nature and therefore the jobs generated will result in long-term benefits.
- 13.6.13 The proposed opportunities are considered to match the range of local skills and as such it is likely that the majority of jobs will be local.
- 13.6.14 Given the long-term nature of the operational phase, and the number of jobs generated, the development is considered to have a minor beneficial impact on the local economy. The proposed operational development will help meet the identified local employment needs by creating job opportunities and contributing to reducing unemployment residents.
- 13.6.15 An increase in workers in the area during the operational phase will also likely have secondary positive economic impacts on local providers of food, drink and hospitality.
- 13.6.16 During operation, transport, noise and odour impacts have the potential to have negative social and economic impacts, if unmitigated.

Sustainable energy source

- 13.6.17 The proposed development will provide full combined heat and power (CHP) to the surrounding industrial estate. This will offer stable and competitive energy and heat to users, thereby promoting the delivery of the industrial estate and generating associated wider employment opportunities to the local area.

Consideration of impacts against relevant socio-economic planning policies

- 13.6.18 The proposed development is a complimentary use to the other business and industrial uses at Howns Gill Industrial Park.
- 13.6.19 The proposed development is an appropriate additional use at the Industrial Park and will make effective and sustainable use of redundant land. New jobs will be supported by high quality new infrastructure. The proposed development complies with Objectives 2 and 8 of the County Plan and the economic dimension of the NPPF in terms of providing infrastructure and improving productivity.
- 13.6.20 The proposed development will deliver a positive contribution towards securing a sustainable resource economy in County Durham through the delivery of a modern waste facility and low carbon energy. The scheme design features measures to ensure the amenity and health of the local community is protected. Other Chapters in this ES demonstrate that any impacts that have been identified through assessment can be adequately mitigated to ensure the

protection of the environment, the amenity of people or human health to an acceptable level.

The proposed development therefore complies with Policies 31 and 47 and Objective 21.

13.6.21 The scheme design has sought to protect the amenities and living conditions of neighbouring occupiers and land users. The proposed development complies with policy 31 of the Durham County Local Plan.

13.6.22 The proposed development will create employment and will contribute positively towards improving the economic performance of the County. It will continue the crucial investment being made to the local area through Project Genesis and contribute to the regeneration of the town. The proposed development complies with Policy 2 and Objective 1 of the County Durham Local Plan.

Cumulative Impact

13.6.23 The proposed development is part of a wider employment and regeneration zone which will benefit from an influx of jobs and local people to consume local services.

13.6.24 The proposed development will support the local economy through the provision of a stable low carbon energy (both directly to some business and to the national grid) and heat. The proposed development will also provide local businesses with a sustainable and cost effective way to manage their wastes.

13.6.25 It is therefore concluded that the proposed development will have a moderate beneficial impact against the wider schemes and strategies of the area.

13.7 Residual Impacts

13.7.1 The proposed development offers moderate beneficial impacts during both the construction and operational phases. To ensure that the local economy benefits from the proposal, Project Genesis proposes to ensure the following:

-) Operational and Construction jobs, where possible, will be advertised locally, and therefore local people will have the opportunity to apply for these.
-) Where possible, Project Genesis will work with local contractors.
-) Project Genesis are currently in discussions with consumers regarding energy production, heat usage and waste management needs.

13.7.2 The above assessment has identified that, if unmitigated factors such as transport, noise, dust etc could have a minor adverse effect on the social enjoyment of the area. These impacts have

been considered within the individual technical chapters and Environmental Statement Chapter 14 (Amenity). The mitigation measures proposed within these chapters reduces the minor adverse impact of these factors to neutral.

13.8 Conclusion

13.8.1 It is considered that overall, the proposed development is expected to have a **moderate beneficial impact** on the economy and employment structure at a local level, during both the construction and operational phases of the proposed development.

13.8.2 Figure 13.3. below contains a summary of the likely impacts of the proposed development.

Figure 13.3 Summary of Effects

Phase	Nature of Effect	Significance of Impact	Magnitude of Impact	Duration	Mitigation	Residual	Level
Construction	Employment	Moderate beneficial	Minor	Temporary	) Advertise opportunities locally) Developer to work with local contractors	Moderate Beneficial	Local/regional
	Local Economy	Moderate Beneficial	Minor	Temporary	) Advertise opportunities locally) Developer to work with local contractors	Moderate Beneficial	Local/regional
	Environmental Impacts	Minor Adverse	Minor	Temporary	) As set out in technical chapters to this ES	Neutral	Local
Operation	Environmental Impacts	Minor Adverse	Minor	Permanent	) A set out in technical chapters of this ES	Neutral	Local
	Employment	Moderate Beneficial	Moderate	Permanent	) Advertise opportunities locally	Moderate Beneficial	Local/regional
	Local Economy	Moderate Beneficial	Moderate	Permanent	) Advertise opportunities locally	Moderate Beneficial	Local/regional