Great Harmeston Solar Farm

Environmental Statement

Chapter 9 Socio Economics

Development of National Significance
Pre-Application Consultation

March 2026

Table of Contents:

List of Tables:

9. Socio-Economics

9.1. Introduction

9.1.1. This chapter of the working draft ES Chapter assesses the likely significant effects of the Scheme on socio-economics.

9.1.2. This assessment reports on the baseline and Scheme design information available at the time of writing this working draft ES Chapter. The ES Chapter will be updated as further assessments become available and any update to the baseline will be reported in the next iteration of the ES Chapter which will be presented as part of the statutory pre-application consultation. Consultation responses and relevant information from within the Scoping Direction will be taken into account in later iterations of this chapter when they have been received.

9.1.3. This chapter is supported by the following figures which are located at the end of the chapter:

- Figure 9.1 – Site Location and Surrounding Area
- Figure 9.2 - Population Change, 2014-2024
- Figure 9.3 - Employment Change, 2015-24
- Figure 9.4 - Claimant Count as % of Residents aged 16-64, January 2023-January 2026
- Figure 9.5 - Highest Level of Qualification held by those aged 16+, 2021
- Figure 9.6 - Economic Output, 2013-2023
- Figure 9.7 – Welsh Index of Multiple Deprivation for Site Location and Surrounding Area
- Figure 9.8 - Population Projections, 2022-2042

9.1.4. For the final ES Chapter, relevant responses from the Scoping direction will be included, in particular for the cumulative assessment.

9.2. Consultation

9.2.1. To date no consultation has been needed to inform the socio-economic analysis.

9.3. Assessment Approach

Legislative and Policy Framework

Planning Policy Wales[1]

9.3.1. Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. The primary objective of this document is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales.

9.3.2. Regarding solar energy, PPW states that solar and wind installations that are part of rural business diversification schemes should be supported, where there is no detrimental impact on the environment and local amenity.

9.3.3. Socio-economic impacts were referenced in relation to the Wales Socio-Economic Duty[2], which requires relevant public bodies when taking strategic decisions, for example associated with strategic policy development and development plans, to have due regard to the need to reduce the inequalities of outcome that result from socio-economic disadvantage.

Future Wales: The National Plan 2040[3]

9.3.4. The Future Wales National Plan 2040 was published in February 2021 and is Wales' national development framework, setting the direction for development to 2040. It provides a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of communities. The Plan highlights eleven outcomes which collectively state where the Welsh Government want Wales to be in 2040.

9.3.5. The Plan commits Wales to generating 70% of its electricity consumption from renewable sources by 2030, signaling a strong national drive to expand clean energy capacity. It also sets a target for one gigawatt of renewable energy capacity to be locally owned by 2030, reflecting the Welsh Government's aim to ensure communities benefit directly from renewable development.

9.3.6. Outcome 11 of the Plan is that Wales will be a place which is decarbonised and climate-resilient, recognising the need to increase low-carbon energy capacity to meet Wales' climate change objectives. Policies 17 and 18 of the Plan support renewable and low-carbon energy at all scales, emphasising that significant weight must be given to the contribution these developments make towards meeting Wales' renewable energy targets and international climate obligations.

9.3.7. The Plan recognises the challenge that grid infrastructure and capacity will have on the potential for new renewable energy developments across Wales and the Government

[1] *Planning Policy Wales*, February 2014, Welsh Government. Available at: https://www.gov.wales/sites/default/files/publications/2024-07/planning-policy-wales-edition-12.pdf.
[2] The Socio-economic Duty, October 2021, Welsh Government. Available at: http://www.gov.wales/socio-economic-duty.
[3] Future Wales: The National Plan 2040: Welsh Government, Published February 2021.

are committed to working with energy networks and developers to identify opportunities and barriers, as well as working collaboratively to find solutions.

All Wales Plan 2021-2025[4]

9.3.8. The All Wales Plan 2021-2025 outlines Wales' commitment to achieve net zero, setting out pledges that businesses, public sector bodies, communities, schools and individuals have made to target areas where action is needed. The Pledge Campaign was launched at the Climate Change Conference in October 2019 and 118 pledges for action have been received. The themes of these pledges are:

1. Commitment to net zero or action on climate emergency.
2. Understanding and Reducing Carbon Footprint.
3. Education, Engagement & Capacity Building.
4. Energy & Reducing Energy Demand.
5. Homes and Housing.
6. Circular Economy and Waste.
7. Enriching our Natural Resources.

9.3.9. The Plan emphasises that increasing renewable energy is a key way to meet Carbon Budget 2 (2021–2025) and highlights pledges from organisations to install or buy renewable energy, decarbonise public-sector buildings and expand community-owned projects. This includes programmes supported by the Welsh Government Energy Service, which has helped deliver 32.6MW of new renewable capacity in Wales between 2018 and 2021.

Review of Wales' Renewable Energy Targets Consultation Responses[5]

9.3.10. The Review of Wales' Renewable Energy Targets, Summary of Consultation Responses published in July 2023 provides a summary of the Welsh Government's consultation on its proposals for revised renewable energy targets for Wales. Most respondents agreed with proposals to retain a focus on electricity generation, use the Climate Change Committee's Balanced Pathway for demand projections, and adopt a new target for Wales to meet the equivalent of 100% of its annual electricity consumption from renewable sources by 2035. Responses emphasised the need for upgraded grid infrastructure, streamlined planning, energy efficiency and need for energy storage to enable delivery. Many also supported expanding locally owned renewable capacity and setting clearer roles for community and public ownership. Other comments highlighted protecting biodiversity, supporting behaviour change and ensuring benefits remain in Wales as renewable deployment accelerates.

[4] All Wales Plan (2021-25): Working Together to Reach Net Zero: Welsh Government, Published October 2021.
[5] Review of Wales' Renewable Energy Targets, Summary of Consultation Responses: Welsh Government, Published July 2023.

Stronger, Fairer, Greener Wales: A Plan for Employability and Skills[6]

9.3.11. The Welsh Government published Stronger, Fairer, Greener Wales: A Plan for Employability and Skills in March 2022. The aim of this Plan is to set out how the Welsh Government is committed to ensuring all individuals in Wales have a high-quality education, access to jobs and to ensure Wales is a place where businesses can thrive. The Plan emphasises the need to build a workforce equipped for the transition to a low-carbon economy, highlighting skills development, fair work and inclusive employment as central to Wales' green recovery and transition to net zero. The Plan recognises that meeting future labour demands will require expanding training in sectors linked to decarbonisation, digitalisation and green construction, supported through the Net Zero Wales Skills Action Plan.

Net Zero Wales Skills Action Plan[7]

9.3.12. The Net Zero Wales Skills Action Plan, published in February 2023, builds on the Wales Plan for Employability and Skills and provides a framework for developing the workforce needed for Wales' transition to net zero. It outlines the current skills position across eight emissions sectors and identifies the changes required to ensure that workers, employers and training providers have the capacity to meet future low-carbon demands. The Action Plan sets out the key interventions needed to support both businesses and learners to ensure that skills provision, retraining pathways and workforce development programmes align with the requirements of a decarbonising economy. Actions outlined in this Plan include:

- Understanding sector skills needs: Public consultation, improved labour-market intelligence, and sector-specific roadmaps to identify short, medium and long-term skills requirements across all eight emissions sectors.
- Building a shared understanding of net zero skills: Defining net zero skills, creating clear messaging, building a national information platform, and sharing good practice to help employers and learners understand green career pathways.
- Growing a skilled workforce: Developing progression pathways and supporting employers to upskill staff, encouraging investment in net-zero-related training.
- Strengthening the skills system: Making further education and apprenticeships more responsive, reviewing apprenticeship frameworks and developing net-zero courses.
- Supporting young people and early years: Enhancing school-employer engagement, embedding net-zero learning in the Curriculum for Wales, creating clear skills pathways, and promoting renewable energy and green technology careers.

[6] Stronger, Fairer, Greener Wales: A Plan for Employability and Skills: Welsh Government, Published March 2022.
[7] Net Zero Wales Skills Action Plan: Welsh Government, Published February 2023.

- Partnership and cross-government approach: Establishing a Net Zero Skills Communications Group, strengthening collaboration with industry, unions, training providers and national partners, and aligning wider government policies with skills needs.

9.3.13. Ensuring a just transition: Using equality-focused research to ensure no groups are left behind, widening access to training and apprenticeships, and targeting support to under-represented groups to ensure fair access to green jobs.

Overarching National Policy Statement for Energy (EN-1)

9.3.14. The Overarching National Policy Statement (NPS) for Energy (EN-1)[8], latest revision dated December 2025 which came into force on 6 January 2026, includes a section dedicated to 'Socio-Economic Impacts' (Section 5.13). It notes that, where a project is likely to have socio-economic impacts at local or regional levels, an assessment of such impacts should be undertaken as part of the application.

9.3.15. The existing socio-economic conditions in the areas surrounding the Proposed Development should be described, as well as how the Proposed Development's socio-economic impacts correlate with relevant local planning policies.

9.3.16. The range of relevant potential socio-economic impacts referred to in EN-1 includes:

- Creation of jobs and training opportunities.
- Contribution to the development of low-carbon industries.
- Provision of additional local services and improvements to local infrastructure.
- Indirect beneficial impacts, in particular use of local support services and supply chains.
- Effects on tourism and users of the area.
- Impact of a changing influx of workers during the different work phases.
- Cumulative effects.

9.3.17. EN-1 also indicates that the Secretary of State (SoS) should expect positive provisions to be made in terms of enhancements or otherwise to serve as mitigation for any potential negative effects, and legacy benefits to be highlighted where possible.

9.3.18. EN-1 suggests the SoS may wish to include a requirement for an employment and skills plan, which would specify approval by the local authority, detailing arrangements to promote local employment and skills development opportunities, including

[8] *Department for Energy Security & Net Zero*, December 2025, Overarching National Policy Statement for Energy (EN-1).

apprenticeships, education, engagement with local schools and colleges and training programmes to be enacted.

9.3.19. Finally, EN-1 suggests that applicants consider developing an accommodation strategy, where appropriate, especially relevant to the construction and decommissioning phases of a scheme.

National Policy Statement for Renewable Energy (EN-3)

9.3.20. Socio-economic impacts were referenced only in respect of onshore wind and biomass power in the National Policy Statement (NPS) for Renewable Energy (EN-3) published in July 2011. An update to the EN-3 (2011) was published in September 2021 (Draft 2021 EN-3), with a further revision published in March 2023. The most recent revision was published in December 2025[9]. Consideration of solar and the potential for associated socio-economic effects is referenced in this revision in respect of the potential for socio-economic benefits of the site infrastructure being retained after the operational life of solar photovoltaic generation.

Local Planning Policy

Pembrokeshire County Council Local Development Plan[10]

9.3.21. Pembrokeshire is currently preparing a Local Plan, however as the draft is not yet available, the most relevant local policy is the Pembrokeshire County Council Local Development Plan (Adopted February 2013)[11].

9.3.22. The Local Development Plan provides the framework for decisions on how land is used and developed, including what types of development are appropriate or desirable for Pembrokeshire's economy, communities and environment.

9.3.23. The Vision for Pembrokeshire outlined in the Plan is set out below:

"To ensure that Pembrokeshire is prosperous and that it remains vibrant and special by creating: a network of strong urban and rural communities in Hub Towns, Service Centres, Service and Local Villages supported by a robust, sustainable, diverse high value-adding economy underpinned by the Area's unique environment, maritime access to the Milford Haven Waterway and Fishguard Harbour and internationally important energy and tourism opportunities."

9.3.24. The key strategic objectives from the plan are:

- Protecting and enhancing the natural and built environment.

[9] Department for Energy Security & Net Zero, December 2025; National Policy Statement for Renewable Energy Infrastructure (EN-3).
[10] Local Development Plan – Planning Pembrokeshire's Future (up to 2021), Pembrokeshire County Council, February 2013. Available at: https://www.pembrokeshire.gov.uk/adopted-local-development-plan.
[11] Pembrokeshire County Council Local Development Plan (Adopted February 2013).

- Mitigating and responding to climate change.
- Sustaining and enhancing the rural and urban economy.
- Building on the Country's strategic location for energy and port related development.
- Developing quality visitor economy founded on a distinct sense of place and an outstanding natural and built environment.

9.3.25. Regarding sustainable development, the plan outlines that the planning system provides for a presumption in favour of sustainable development. The overarching aim of the Plan is to ensure that sustainable development is achieved. This means ensuring that the types of development that take place are appropriate for their location and built and designed in such a way as to achieve positive economic, social and environmental impacts.

9.3.26. Several policies focus on ensuring that proposals are appropriate in scale and nature for different locations, that the design achieves safe, attractive and inclusive environments which are sustainable and optimise energy use and efficiency and incorporate renewable energy technologies where feasible, whilst addressing landscaping and infrastructure requirements of any development.

9.3.27. Regarding Pembrokeshire's visitor economy, a focus for the future is the provision of a strong and diverse year-round industry based on a high-quality destination which visitors will want to revisit. A crucial feature of achieving this is ensuring that the aspect that draws visitors - the quality of the environment – is enhanced by any development that takes place. To ensure this is achieved, proposals for visitor attractions and leisure facilities in the countryside, are required to demonstrate that such a location is essential.

9.3.28. The Plan Outlines a General Policy based on sustainable design. This policy states that delivering sustainable developments underpins the Planning system in Wales. As part of the overall sustainable development agenda for Wales and for Pembrokeshire this policy seeks to deliver more sustainable buildings and places by ensuring that all new development is designed and constructed to meet all relevant policy criteria and with low maintenance implications.

9.3.29. The Plan outlines a General Policy based on Resource Efficiency and Renewable and Low-carbon Energy Proposals, stating that development proposals should seek to minimise resource demand, improve resource efficiency and seek power generated from renewable resources, where appropriate. They will be expected to be well designed in terms of energy use. Developments which enable the supply of renewable energy through environmentally acceptable solutions will be supported.

9.3.30. Pembrokeshire has significant potential to provide further energy from all renewable sources, building on its existing role as an energy centre. However, it lies outside the Strategic Search Areas for wind energy. This policy aims to encourage further use of

renewables to produce energy, which will help to meet Government targets for generating power from renewable sources.

Guidance

9.3.31. There is no overarching Government guidance that sets out the preferred methodology for assessing the likely socio-economic effects of development proposals.

Methodology

9.3.32. The approach adopted for the assessment will be based on professional experience and best practice, and in consideration of the policy requirements/tests set out within PPW and the Local Plan.

Study Area

9.3.33. The assessment will establish baseline socio-economic conditions within those areas likely to be affected by the Project. Study areas are defined based on an understanding of relevant local and wider economic geographies, and the extent to which socio-economic effects are likely to be contained within these established statistical geographies. It is proposed to analyse data (where available) for the geographies set out in Table 9.1.

Table 9.1: Study area for the socio-economic assessment

Spatial scale	Title	Justification for inclusion
Local Planning Authority	Pembrokeshire	The Site is located within Pembrokeshire and most impacts are expected to be retained within the local authority.
Comparator Areas		
Regional	Wales	Looking at the region enables analysis to compare the Local Planning Area (LPA) to the wider area in order to further understand the local context.
National	Great Britain	Looking at the national scale enables analysis to compare the LPA to the rest of the country in order to further understand the local context.

*Dependent on availability of data

9.3.34. Figure 9.1 shows the Site location.

Desk Study

9.3.35. Baseline socio-economic conditions have been established using the most up-to-date available secondary data, establishing the extent to which the following key indicators have changed over time. Baseline information is taken from sources that include:

- Office for National Statistics (ONS).
- Welsh Index of Multiple Deprivation.
- Visit Wales.
- Information obtained from the Applicant.

Surveys

9.3.36. No survey work has been undertaken to inform the ES Chapter.

Modelling

9.3.37. No modelling has been undertaken to inform the ES Chapter.

Cumulative Effects Assessment Methodology

9.3.38. For consistency, cumulative effects are assessed as the same way they are for the Proposed Development.

Assessment of Significance

Criteria for Receptor Sensitivity

9.3.39. The first step in the assessment will be to identify the sensitivity of the receptors. In socio-economic assessments, receptors are not sensitive to changing environmental conditions in the same way as many environmental receptors are. To address this, the assessment will draw on a combination of measurable indicators (jobs, population, etc.) and a consideration of the importance of the receptor in policy terms to gauge the receptor's sensitivity. The sensitivity criteria proposed to be used in the Socio-Economics ES chapter is presented in Table 9.2.

Table 9.2: Criteria for Receptor Sensitivity

Sensitivity	Evidence for sensitivity assessment
High	Evidence of direct and significant socio-economic challenges relating to receptor. Accorded a high priority in local, regional or national economic regeneration policy. Evidence of direct and significant socio-economic challenges including: Areas with levels of employment well in excess of / below regional / national averages.

Sensitivity	Evidence for sensitivity assessment
	Areas with levels of unemployment well in excess of / below regional / national averages and high levels of relative deprivation (i.e. top 10%). Areas with claimant count well in excess of / below regional / national averages. Areas with economic activity rate well in excess of / below regional / national averages. Areas with a significant oversupply / undersupply of visitor accommodation.
Medium	Some evidence of socio-economic challenges linked to receptor, which may be indirect. Change relating to receptor has medium priority in local, regional and national economic and regeneration policy. Some evidence of socio-economic challenges, including: Areas with levels of employment above / below regional / national averages. Areas with levels of unemployment above / below regional / national averages and levels of relative deprivation (i.e. top 50%). Areas with claimant count well above / below regional / national averages. Areas with economic activity rate above / below regional / national averages. Areas with a moderate oversupply / undersupply of visitor accommodation.
Low	Little evidence of socio-economic challenges relating to receptor. Receptor is accorded a low priority in local, regional and national economic and regeneration policy. Little evidence of socio-economic challenges, including: Areas with levels of employment in line with regional / national averages. Areas with levels of unemployment in line with regional / national averages and levels of relative deprivation (i.e. bottom 50%). Areas with claimant count in line with regional / national averages. Areas with economic activity rate in line with regional / national averages. Areas with a sufficient supply of visitor accommodation.

Sensitivity	Evidence for sensitivity assessment
Negligible	No socio-economic issues relating to receptor. Receptor is not considered a priority in local, regional and national economic development and regeneration policy. No socio-economic issues relating to a receptor, including: Areas with levels of employment less than regional / national averages. Areas with levels of unemployment less than regional / national averages and low levels of relative deprivation (i.e. bottom 10%). Areas with claimant count higher than average regional / national averages. Areas with economic activity rate higher than average regional / national averages. Areas with a surplus supply of visitor accommodation.

Criteria for Magnitude of Change

9.3.40. The magnitude of change upon each receptor will then be determined by considering the predicted deviation from baseline conditions, both before and, if required, after mitigation. The magnitude of effect criteria proposed to be used in the Socio-Economics ES chapter is presented in Table 9.3.

9.3.41. Wherever possible the magnitude of change will be quantified. Where this is not possible, for example, for a number of the social related considerations, consideration of magnitude of change will be on a qualitative basis and justified through baseline research, review of relevant policy, and consultation undertaken.

9.3.42. There are no industry standard significance criteria for the assessment of socio-economic effects. The assessment is quantitative where possible. In circumstances where this is not possible, the assessment is qualitative in nature based on professional judgement. The significance of effect is identified by combining the sensitivity of the receptor against the magnitude of impact using the matrix in Table 9.4.

Table 9.3: Criteria for Magnitude of Change

Magnitude of impact	Description / criteria
High	Proposed Development would cause a large change to existing socio-economic conditions in terms of absolute and/or percentage change. Greater than 5% increase / decrease on existing baseline levels of employment. Greater than 5% increase / decrease in GVA from baseline. Greater than 5% increase / decrease in business rates from baseline. Greater demand required than available accommodation supply.
Medium	Proposed Development would cause a moderate change to existing socio-economic conditions in terms of absolute and/or percentage change. 1% - 5% increase / decrease on existing baseline levels of employment.

Magnitude of impact	Description / criteria
	1% - 5% increase / decrease in GVA from baseline. 1% - 5% increase / decrease in business rates from baseline. Increased demand in respect of accommodation but below available supply.
Low	Proposed Development would cause a minor change to existing socio-economic conditions in terms of absolute and/or percentage change. Limited increase / decrease on existing baseline levels of 0.1% - 0.99% increase / decrease on existing baseline levels of employment. 0.1% - 0.99% increase / decrease in GVA from baseline. 0.1% - 0.99% increase / decrease in business rates from baseline. Limited increase in demand in respect of accommodation.
Negligible	No discernible change in baseline socio-economic conditions.

Table 9.4: Significance Matrix

Magnitude of Change	Sensitivity of Receptor			
	High	**Medium**	**Low**	**Negligible**
High	Major	Major	Moderate	Negligible
Medium	Major	Moderate	Minor to Moderate	Negligible
Low	Moderate	Minor to Moderate	Minor	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

Consultation

9.3.43. To date no consultation has been needed to inform the socio-economic analysis.

Scoping Criteria

9.3.44. A Scoping Report has been submitted to Planning and Environment Decisions Wales (PEDW) and a Scoping Direction is awaited.

Table 9.5 Extract of aspect based scoping table from Scoping Direction for Great Harmeston Solar Farm

ID	REF	MATTER	INSPECTORS COMMENTS	APPLICANT RESPONSE

Technical Scope

9.3.45. This ES Chapter considers the socio-economic effects of the Proposed Development during the construction, operational and decommissioning phases. It does this by considering the effects on the labour market, economic output, business rates and accommodation provision in Pembrokeshire.

Receptors

9.3.46. For the construction and decommissioning phases, the receptors are as follows:

- The construction sector (jobs and economic output/GVA) in Pembrokeshire.
- Serviced and self-catered accommodation provision in Pembrokeshire.

9.3.47. For the operational phase, the receptors are as follows:

- The Pembrokeshire labour market.
- The Pembrokeshire economy in terms of economic output and business rates.

Temporal Scope

9.3.48. For the construction phase, impacts are assessed over an approximate 9-month build timeframe. For the operational phase, they are intended over the scheme's intended 40-year lifespan. The decommissioning impacts are assessed over a 6-month timeframe.

Limitations to the Assessment

9.3.49. Baseline information is derived from the latest available statistics, however there is often a time-lag associated with the publication of this data.

9.3.50. Jobs generated by the construction and decommissioning period have been estimated based on Pegasus Group's previous experience of similar scale solar energy projects, as well as benchmarking of similar scale projects for which applications have been made and information is in the public domain. In order to ensure a worst-case scenario, 65MWp of AC capacity has been used as the basis of these assumptions[12]. An estimate of 0.8 FTE job per MW is subsequently used in the course of this assessment in respect of the construction and decommissioning phase assessments. This is based on previous experience and wider research of solar projects which have been submitted.

9.3.51. The baseline and associated assessment relating to accommodation demand has included existing serviced and self-catered accommodation bedspaces only, i.e. only those bedspaces which are included in latest published data. It is acknowledged that new serviced and/or self-catered accommodation is likely to be available by the time the Proposed Development and cumulative schemes are in construction. It is

[12] The MW figure is based on a wattage output of 610Wp (watt power) panel, the potential maximum range for energy generation is around 93 MWp of direct current (DC) capacity.

considered that excluding this information from the baseline and assessment at this time provides a reasonable worst-case assumption for the basis of the assessment.

9.4. Baseline Conditions

Site Description and Context

9.4.1. The Site falls across the wards of St Ishmael's, Johnston, Burton and Neyland West. These wards will from hereinafter be referred to as the 'Local Area.'

Baseline Survey Information

Population

9.4.2. Based on data from the ONS 2024 mid-year population estimates, the population of Pembrokeshire as of 2024 was 125,761. Figure 9.2 shows population change in the Local Area, Pembrokeshire, Wales and Great Britain between 2014 and 2024. Over this timeframe the population of Pembrokeshire increased by 3.0%, equating to 3,613 additional people. This was on par with the increase seen in the Local Area (3.0%), and below the increases seen in Wales (3.7%) and Great Britain (7.3%).

9.4.3. Tables 9.6-9.9 show population change by age in the Local Area, Pembrokeshire, Wales and Great Britain between 2014 and 2024. Over this timeframe, the fastest growing age group in Pembrokeshire was those aged 65+ with this cohort increasing by 16.8%. This age group was also the fastest growing in all comparator areas but increased at a slower rate in Wales (13.2%) and Great Britain (15.6%), but at a faster rate in the Local Area (22.2%). In the same timeframe, the number of people aged 0-15 and 16-64 in Pembrokeshire decreased by 4.1% and 0.5% respectively.

Table 9.6: Population change by age in the Local Area, 2014-24

	2014	2024	Absolute Change	% Change
Aged 0-15	1,417	1,362	-55	-3.9%
Aged 16-64	4,850	4,725	-125	-2.6%
Aged 65+	1,914	2,338	424	22.2%
Total	**8,181**	**8,425**	**244**	**3.0%**

Source: ONS, Mid-year population estimates

Table 9.7: Population change by age in Pembrokeshire, 2014-24

	2014	2024	Absolute Change	% Change
Aged 0-15	21,330	20,451	-879	-4.1%
Aged 16-64	71,740	71,354	-386	-0.5%
Aged 65+	29,078	33,956	4,878	16.8%
Total	**122,148**	**125,761**	**3,613**	**3.0%**

Source: ONS, Mid-year population estimates

Table 9.8: Population change by age in Wales 2014-24

	2014	2024	Absolute Change	% Change
Aged 0-15	552,290	546,361	-5,929	-1.1%
Aged 16-64	1,909,481	1,947,716	38,235	2.0%
Aged 65+	612,017	692,504	80,487	13.2%
Total	**3,073,788**	**3,186,581**	**112,793**	**3.7%**

Source: ONS, Mid-year population estimates

Table 9.9: Population change by age in Great Britain, 2014-24

	2014	2024	Absolute Change	% Change
Aged 0-15	11,715,115	12,211,442	496,327	4.2%
Aged 16-64	39,974,227	42,329,668	2,355,441	5.9%
Aged 65+	11,086,165	12,812,472	1,726,307	15.6%
Total	**62,775,507**	**67,353,582**	**4,578,075**	**7.3%**

Source: ONS, Mid-year population estimates

Employment

9.4.4. Based on data from the ONS Business Register & Employment Survey, as of 2024 there were 50,000 jobs – including self-employment - in Pembrokeshire. The local area accounted for 1,750 of these jobs. Figure 9.3 shows employment change between 2015 and 2024 in Pembrokeshire, Wales and Great Britain. In this period, employment in Pembrokeshire decreased by 2.0% (1,000 fewer jobs), which was below the employment growth seen in Wales (2.0% increase) and Great Britain (8.7% increase).

9.4.5. Table 9.10 shows employment by sector in Pembrokeshire, Wales and Great Britain as of 2024. As of 2024, the largest sector in terms of employment in Pembrokeshire is public administration, education and health, which accounted for 28.2% of total employment and supported 14,000 jobs. Public administration, education and health was also the largest sector in Wales and Great Britain accounting for 34.2% and 27.0% of total employment respectively.

9.4.6. The sector most likely to benefit during the build phase of the Proposed Development is the construction sector which accounted for 7.0% of total employment in Pembrokeshire as of 2024 and supported 3,500 jobs. This was above the proportion of employment supported by this sector in Wales (5.0%) and Great Britain (5.1%). Between 2015 and 2024, the construction sector in Pembrokeshire increased by 16.7% (500 additional jobs).

9.4.7. For the Local Area, change in employment by sector has been analysed between 2023 and 2024. This is because of ward boundary changes. As of 2024 the largest sector in terms of employment in the Local Area was the agriculture, mining and utilities sector, which accounted for 18.8% of total employment and supported 325 jobs. The construction sector accounted for 11.6% of total employment in the Local Area as of 2024 and supported 200 jobs.

Table 9.10: Employment by Sector, 2024

	Pembrokeshire	Wales	Great Britain
Agriculture, mining, utilities etc.	8.9%	4.7%	2.7%
Manufacturing	4.5%	9.9%	7.1%
Construction	7.0%	5.0%	5.1%
Wholesale and retail	14.9%	13.3%	13.6%
Transport & storage	3.5%	3.2%	4.9%
Accommodation and food services	16.1%	8.3%	7.7%
Information and communication	0.8%	2.0%	4.4%
Business, financial and professional services	10.1%	15.3%	23.1%
Public admin, education and health	28.2%	34.2%	27.0%
Arts, entertainment, recreation and other services	6.0%	4.2%	4.5%

Source: ONS, Business Register & Employment Survey

Unemployment

9.4.8. The claimant count records the number of people claiming Jobseeker's Allowance (JSA) plus those who claim Universal Credit (UC) and are required to seek work and be available for work. Figure 9.4 shows the claimant count for Pembrokeshire, Wales and Great Britain[13] for every month from January 2023-January 2026, expressed as a proportion of residents aged 16-64.

9.4.9. In January 2023, the claimant count rate in Pembrokeshire was 3.3% and by January 2026 it had risen slightly to 3.5%. As of January 2026, the claimant count rate in Pembrokeshire was above the rate in Wales (3.3%) but below the rate in Great Britain (3.9%). The claimant count in the Local Area[14] as of January 2026 was 3.1%, which is below the claimant count rates in all other geographies.

Business Base

9.4.10. As of 2025, there are around 6,620 businesses in Pembrokeshire. This is an increase of 3.2%, equating to 205 additional businesses since 2015. The business growth in Pembrokeshire between 2015 and 2025 was below the increase seen in Wales (5.0%) and Great Britain (9.2%).

Table 9.11: Change in Business Numbers, 2015-2025[15]

	2015	2025	Absolute Change	% Change
Pembrokeshire	6,415	6,620	205	3.2%
Wales	120,825	126,920	6,095	5.0%
Great Britain	2,825,485	3,085,190	259,705	9.2%

Source: ONS, UK Business Count

Qualifications & Skills

[13] Claimant count data at a ward level is not available between due to changes in the ward boundaries.
[14] Claimant count data for the Local Area are only available for January 2026 due to changes in the ward boundary.
[15] Business count data is not available at a ward level.

9.4.11. Based on data for the 2021 Census, 31.2% of residents aged 16+ in Pembrokeshire have a level 4 qualification or above, equivalent to a degree level qualification or higher. This was below the rate in the Local Area (31.7%) and Wales (31.5%). There were a further 17.0% of residents aged 16+ in Pembrokeshire that had a level 3 qualification (A Levels or equivalent) which was above the rate in the Local Area (16.9%) but below the rate in Wales (17.2%). There were 18.8% of residents aged 16+ in Pembrokeshire that had no qualifications. This was below the rate in Wales (19.9%) but above the rate in the Local Area (18.2%).

Commuting

9.4.12. Based on data from the 2021 Census, there were around 48,405 people that lived and worked in Pembrokeshire. There were a further 3,119 people that worked in Pembrokeshire but were commuting in from elsewhere. The top origin destinations for these commuters were Carmarthenshire (1,531), Ceredigion (490) and Swansea (123).

9.4.13. There were 4,354 people that lived in Pembrokeshire and worked elsewhere. The top commuter destinations were Carmarthenshire (1,734), Ceredigion (972) and Swansea (144). With 3,119 in commuters and 4,354 out commuters, there is a net outflow of 1,235 commuters from Pembrokeshire.

Economic Output

9.4.14. As of 2023, the annual gross value added (GVA – a proxy for economic output) of the Pembrokeshire economy was around £3billion. Between 2013 and 2023, the economic output of Pembrokeshire increased by 52.3% in current prices (£1.0billion – see Figure 9.6). The growth in economic output seen in Pembrokeshire was below the increase seen in Great Britain (55.3%) but was above the increase seen in Wales (46.8%).

9.4.15. As of 2023, the economic output of the construction sector in Pembrokeshire was £166million, an increase of 31.7% (£40million) since 2013. Between 2013 and 2023, the increase in economic output in the construction sector in Pembrokeshire was below that seen in Wales (72.7%) and Great Britain (56.5%).

Deprivation

9.4.16. The Welsh Index of Multiple Deprivation 2025 provides official statistics on relative deprivation in small areas in Wales[16]. It is formed from the Welsh Index of Multiple Deprivation 2025 (WIMD), which measures levels of relative deprivation in 1,917 Lower Super Output Areas (LSOAs) across Wales.

[16] The most recent version of the Index of Deprivation was published on 27.11.25. Due to methodological, dataset and geographical changes the data is not considered comparable to previous years' publications.

9.4.17. The Proposed Development falls within the Pembrokeshire 008C, Pembrokeshire 009A and Pembrokeshire 009D LSOAs. All LSOAs are ranked from 1 to 1,917, with 1 being the most deprived and 1,917 being the least deprived.

9.4.18. Overall, the Pembrokeshire 008C LSOA ranks at 1,037. When ranked in deciles between 1 and 10, the LSOA is ranked 6, which places it amongst the top 50% least deprived LSOAs in Wales. The highest domain (most deprived) for Pembrokeshire 008C is the access to services domain, with a ranking of 448. The lowest domain (least deprived) is in the physical environment domain with a ranking of 1,811.

9.4.19. Overall, the Pembrokeshire 009A LSOA ranks at 1,389. When ranked in deciles between 1 and 10, the LSOA is ranked 8, which places it amongst the top 30% least deprived LSOAs in Wales. The highest domain (most deprived) for Pembrokeshire 009A is the access to services domain, with a ranking of 154. The lowest domain (least deprived) is in the physical environment domain with a ranking of 1,843.

9.4.20. Overall, the Pembrokeshire 009D LSOA ranks at 679. When ranked in deciles between 1 and 10, the LSOA is ranked 4, which places it amongst the top 40% most deprived LSOAs in Wales. The highest domain (most deprived) for Pembrokeshire 009D is the access to services domain, with a ranking of 287. The lowest domain (least deprived) is in the physical environment domain with a ranking of 1,830.

Table 9.12: Domains of deprivation for Pembrokeshire 008C, 009A and 009D LSOAs

	Pembrokeshire 008C Rank	Pembrokeshire 009A Rank	Pembrokeshire 009D Rank
Overall IMD	**1,037**	**1,389**	**679**
Income	975	1,681	577
Employment	1,003	1,328	654
Health	674	1,344	772
Education	1,033	1,481	764
Access to services	448	154	287
Housing	1,004	873	953
Community safety	1,075	1,815	867
Physical environment	1,811	1,843	1,830

Source: Welsh Index of Multiple Deprivation, Welsh Government Statistics

9.4.21. Figure 9.7 presents the overall deprivation data for the Pembrokeshire 008C, Pembrokeshire 009A and Pembrokeshire 009D LSOAs and the surrounding area. The majority of the areas surrounding the Proposed Development fall within the top 50%-100% least deprived LSOAs in the country. There are small pockets of deprivation to the north and south of the Site with some LSOAs falling into the top 10%, 20%, 30% and 40% most deprived LSOAs in the country.

Accommodation Provision

9.4.22. A 2022 dataset on accommodation bedstock by the Welsh Government shows a total stock of 4,844 bedspaces in Pembrokeshire. This is split into 4.7% (226) serviced bedspaces and 95.3% (4,618) self-catering bedspaces.

9.4.23. In terms of serviced accommodation (for example, hotels and bed & breakfasts), there were 226 bedspaces in 2022. The 2023 monthly occupancy rates for serviced accommodation in Wales detailed in the Visit Wales publication (2024[17]) for hotel bedspaces range from a high rate of 80% occupancy in August to a low rate of 47% in January. Applying these rates to the available bedspaces means that the estimated maximum number of bedspaces occupied is 181 out of 226 in August, and the minimum number occupied is 106 out of 226 in January.

9.4.24. In terms of self-catered accommodation (for example, static caravans, touring caravans and camping provision), there were 4,618 bedspaces in 2022. The 2023 monthly occupancy rates for self-catered accommodation in Wales detailed in the Visit Wales publication (2024[18]) for hotel bedspaces range from a high rate of 90% occupancy in August to a low rate of 41% in January. Applying these rates to the available bedspaces, means that the estimated maximum number of bedspaces occupied is 4,156 out of 4,618 in August, and the minimum number occupied is 1,893 out of 4,618 in January.

9.4.25. Table 9.13 presents a summary of the data published in respect of available bedspaces for serviced and self-catered accommodation in Pembrokeshire, applied occupancy rates, and the estimated actual number of bedspaces occupied for both accommodation types on a monthly basis.

[17] *Wales Accommodation Occupancy Survey 2023*, Visit Wales, June 2024. Available at: PowerPoint Presentation.
[18] *Wales Accommodation Occupancy Survey 2023,* Visit Wales, June 2024. Available at: PowerPoint Presentation.

Table 9.13: Applied occupancy rates of paid accommodation in Pembrokeshire

Accommodation Type		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Serviced	Serviced Accommodation bedspaces	226	226	226	226	226	226	226	226	226	226	226	226
	Occupancy Rate	47%	56%	59%	63%	69%	71%	76%	80%	75%	66%	56%	60%
	Actual number of bedspaces occupied	106	127	133	142	156	160	172	181	170	149	127	136
Self-catering	Self-catering accommodation bedspaces	4,618	4,618	4,618	4,618	4,618	4,618	4,618	4,618	4,618	4,618	4,618	4,618
	Occupancy rate	41%	54%	55%	61%	64%	71%	85%	90%	79%	71%	47%	50%
	Actual number of bedspaces occupied	1,893	2,494	2,540	2,817	2,956	3,279	3,925	4,156	3,648	3,279	2,170	2,309
Total	Total number of bedspaces	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844
	Actual number of bedspaces occupied	2,000	2,620	2,673	2,959	3,111	3,439	4,097	4,337	3,818	3,428	2,297	2,445
	Total available bedspaces	2,844	2,224	2,171	1,885	1,733	1,405	747	507	1,026	1,416	2,547	2,399

Source: Visit Wales, Welsh Government

Future Baseline

9.4.26. For the future baseline scenario, a future baseline year of XXX has been considered in this chapter. The construction effects are assessed against the present-day baseline (set out above) while the operational and decommissioning effects are assessed against the future baseline (set out below). Projections in population change relevant to the future baseline are outlined in Table 9.14-9.16. Future potential changes in the local economy are described in paragraph 9.4.29.

9.4.27. In the absence of the scheme, the future baseline is anticipated to be largely the same as the existing baseline for socio-economics. However, it would be reasonable to expect that the population would increase. According to ONS population projections, the population of Pembrokeshire is expected to increase from 124,425 in 2022 to 138,869 in 2042 which represents an increase of 11.6%. In Wales and Great Britain as a whole, there are expected to be increases of 9.0% and 11.7% respectively (see Figure 9.8 for further detail).

9.4.28. Tables 9.14-9.16 illustrate the population projections broken down by age group between 2022 and 2042. The data show that by 2042, the working-age population (aged 16-64) in Pembrokeshire will increase by 5.7%. The percentage of the population aged 65 and over will grow by 39.5% in Pembrokeshire. This is indicative of trends in both Wales and Great Britain more generally. Population projections data are not available for the Local Area.

Table 9.14: Population Projections by Age in Pembrokeshire 2022-2042

	2022	2042	Absolute Change	% Change
Aged 0-15	20,744	18,164	-2,580	-12.4%
Aged 16-64	70,738	74,742	4,004	5.7%
Aged 65+	32,943	45,963	13,020	39.5%
Total	**124,425**	**138,869**	**14,444**	**11.6%**

Source: ONS, 2022-based population projections

Table 9.15: Population Projections by Age in Wales

	2022	2042	Absolute Change	% Change
Aged 0-15	548,732	477,227	-71,505	-13.0%
Aged 16-64	1,910,269	2,065,037	154,768	8.1%
Aged 65+	673,675	871,786	198,111	29.4%
Total	**3,132,676**	**3,414,050**	**281,374**	**9.0%**

Source: ONS, 2022-based population projections

Table 9.16: Population Projections by Age in Great Britain, 2018-2037

	2022	2042	Absolute Change	% Change
Aged 0-15	12,008,197	11,177,288	-830,909	-6.9%
Aged 16-64	41,283,189	45,675,576	4,392,387	10.6%
Aged 65+	12,400,818	16,537,317	4,136,499	33.4%
Total	**65,692,218**	**73,390,189**	**7,697,971**	**11.7%**

Source: ONS, 2022-based population projections

9.4.29. In terms of the local economy, it would be reasonable to expect that employment and GVA would increase, associated with the expected increase in population. Businesses and community facilities may open and close, however it is not expected that there will be any perceptible changes to the local economic baseline assessment and the scheme should be assessed against current baseline conditions and policies.

9.5. Assessment of Likely Significant Effects

Effects during Construction

Employment

9.5.1. Economic benefits will arise through the provision of temporary jobs during the construction phase at the Site.

9.5.2. It is estimated that there will be around 52 on-site jobs[19] generated during the construction period, which is estimated to be up to 9-months[20]. These on-site employment opportunities will support further jobs in the supply chain, which is known as the multiplier effect. Research published by the Centre for Economics and Business Research (Cebr)[21] suggests an employment multiplier for large-scale solar PV investments of 2.33 – i.e. for every job supported on-site, 1.33 indirect/induced jobs are supported in the wider economy. Applying this multiplier to the 52 on-site jobs, the Scheme could support 69 temporary jobs in the wider economy during the 9-month build phase.

9.5.3. In total, the Scheme could support 121 temporary jobs, both direct jobs on-site and indirect/induced roles in the wider economy, during the 9-month construction period.

9.5.4. The significance of construction phase effect in respect of employment is assessed as follows:

- The sensitivity of the receptor (employment in construction and other sectors of the economy in Pembrokeshire) is assessed as being **medium,** in line with the criteria set out in Table 9.2. Construction employment represents around 7.0% of total employment in Pembrokeshire, which is above the corresponding shares for Wales (5.0%) and Great Britain (5.1%).

- The magnitude of the impact is assessed as **medium**, in line with the criteria in Table 9.3. The 121 jobs per annum supported by the construction phase (direct and indirect) represents a considerable increase in the number of new employment opportunities for local residents. The 52 on-site construction jobs supported would equate to an increase of 1.4% in construction employment within Pembrokeshire (3,500 construction jobs in 2024). The impact is considered

[19] Estimated number of jobs associated with the construction phase (0.8 jobs per MW) of the Scheme is based on a review of the number of construction workers generated as a result of a solar farms previously assessed by Pegasus, as well as benchmarking of publicly available information in other similar scale projects.
[20] Provided by the Applicant.
[21] Cebr, *Solar powered growth in the UK*. September 2014.

medium in magnitude due to the temporary nature of the change. Nevertheless, overall, the Proposed Development would result in a boost to the availability of jobs for people in Pembrokeshire.

- The significance of the temporary effect is therefore considered to be **moderate beneficial** in Pembrokeshire, which is considered to be **significant** in EIA terms.

Economic Contribution

9.5.5. Another way of looking at the economic impact of the construction phase is to calculate the contribution a development makes to wealth creation, as measured by the increase in the value of goods and services generated within an area. This can be done by looking at the increase in gross value added (GVA), a common proxy for economic output. Using ONS data, it is possible to calculate GVA per employee by sector at a regional level.

9.5.6. The Cebr report referred to in paragraph 9.5.2[22] gives a GVA multiplier of 2.39. This means for every £1 of GVA generated by on-site activities, a further £1.39 of GVA is generated in the wider economy. Factoring this into the analysis, the overall GVA impact associated with the construction phase is estimated at £6.8million (£2.8million associated with the on-site construction jobs and £4million from the multiplier effects) over the 9-month build timeframe.

9.5.7. The significance of construction phase effect in respect of economic contribution is assessed as follows:

- The sensitivity of the receptor (economic contribution of the construction sector and other sectors of the economy in Pembrokeshire) is assessed as being **medium**, in line with the criteria set out in Table 9.2. In Pembrokeshire, construction contributed £166million to GVA in 2023, equating to 5.6% of total GVA. Construction GVA in Pembrokeshire increased by 31.7% between 2013 and 2023, which was below regional and national levels.

- The magnitude of the impact is assessed as **medium**, in line with the criteria in Table 9.3. The £2.8million of construction GVA generated by the construction phase would cause an uplift of 1.7% in the total annual construction GVA of the authority.

- The significance of the temporary effect is therefore considered to be **moderate beneficial** in Pembrokeshire, which is **significant** in EIA terms.

Accommodation Demand

9.5.8. During the construction phase of the Proposed Development, it is anticipated that the number of construction workers will vary month by month. For the purpose of this assessment, it is assumed that the peak number of construction workers on-site will

[22] Cebr, *Solar powered growth in the UK*. September 2014.

be 52 as calculated in paragraph 9.5.2. In order to assess a worst case scenario, each month is assessed against this peak to ensure that there would be sufficient capacity throughout the construction phase.

9.5.9. A proportion of construction workers are expected to be Pembrokeshire residents and therefore would not require accommodation. However, in order to assess a worst-case scenario for accommodation impacts, it is assumed that all workers require accommodation. It is assumed that only serviced and self-catered accommodation will be used to house on-site construction workers, and there will be no impact on local housing supply.

9.5.10. Table 9.17 outlines the impact on accommodation provision in Pembrokeshire based on detail set out in the baseline section. The combined number of serviced and self-catered bedspaces in Pembrokeshire equates to 4,844 throughout the year. This number of bedspaces combined with baseline occupation levels results in sufficient bedspaces to accommodate the 52 construction workers throughout the year. All months would still have spare capacity after housing the construction workers. This capacity ranges from 2,792 in January to 455 bedspaces in August.

Table 9.17: Accommodation Impacts in Pembrokeshire, 2022

Accommodation Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total serviced and self-catering bedspaces	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844
Actual number of bedspaces occupied	2,000	2,620	2,673	2,959	3,111	3,439	4,097	4,337	3,818	3,428	2,297	2,445
Construction workers requiring accommodation	52	52	52	52	52	52	52	52	52	52	52	52
Bedspaces occupied during construction	2,052	2,672	2,725	3,011	3,163	3,491	4,149	4,389	3,870	3,480	2,349	2,497
Occupancy rate inclusive of construction workers	42.4%	55.2%	56.3%	62.2%	65.3%	72.1%	85.7%	90.6%	79.9%	71.8%	48.5%	51.5%
Available bedspaces following housing of construction workers	2,792	2,172	2,119	1,833	1,681	1,353	695	455	974	1,364	2,495	2,347

Source: Pegasus Group calculations, using data from the Visit Wales[23] and Welsh Government

[23] *Wales Accommodation Occupancy Survey 2023,* Visit Wales, June 2024. Available at: https://www.gov.wales/sites/default/files/statistics-and-research/2024-06/wales-tourism-accommodation-occupancy-surveys-2023-941.pdf.

9.5.11. The significance of construction phase effect in respect of accommodation impacts is assessed as follows:

- The sensitivity of the receptor in Pembrokeshire is assessed as being **low** in line with the criteria set out in Table 9.2, as there is an oversupply of available bed spaces throughout the year.
- The magnitude of the impact is assessed as **low**, in line with the criteria in Table 9.3. The 52 construction workers represent a small proportion of bedspaces within Pembrokeshire and there would be a large number of bedspaces available following the housing of workers.
- The significance of the temporary effect is therefore considered to be **minor adverse** in **Pembrokeshire**, which is **not significant** in EIA terms.

Effects during Operation

Employment

9.5.12. Research published by Cardiff University[24] suggests that 0.4 FTE jobs will be produced per MW installed for solar/Photovoltaic (PV) schemes during the operational phase. Applying this to the Proposed Development (65 MW) once operational the Scheme could support up to 26 full-time equivalent (FTE) jobs on-site and in the wider economy. This is likely to include roles in civil engineering, land management, operations and maintenance.

9.5.13. The significance of the operational phase effect in respect of employment has been assessed as follows:

- The sensitivity of the receptor (labour market of Pembrokeshire) is considered to be **negligible**, in line with the criteria set out in Table 9.2. Between 2015 and 2024 Pembrokeshire saw a decline in jobs of 2.0%, which contrasts with the growth seen in Wales (2.0%) and Great Britain (8.7%). Despite declining employment rates, the claimant count in Pembrokeshire (3.5%) was below that of Great Britain (3.9%) but above that in Wales (3.3%) as of January 2026.
- The magnitude of the impact is identified as being **negligible**, in line with the criteria in Table 9.3, given that the 26 permanent jobs supported on-site would represent a 0.05% increase in total job numbers in Pembrokeshire, which stood at 50,000 in 2024.
- The significance of the operational effect is therefore considered to be **negligible** in Pembrokeshire, which is **not significant** in EIA terms.

[24] *Regional electricity generation and employment in UK regions,* Cardiff Business School, Cardiff University, 2015. Available at: https://orca.cardiff.ac.uk/id/eprint/77013/3/Energy%20Paper%20Sept%2023rd%20%202015%20Main%20Orca.pdf.

Economic Contribution

9.5.14. The contribution of the operational phase of the scheme to economic output has been calculated by taking the job creation associated with the scheme and multiplying this by an estimate of average levels of GVA per employee for all jobs in Wales.

9.5.15. It is estimated that once operational, the additional GVA supported by the scheme is estimated to be around £1.6million per annum. Over the 40-year operational lifespan of the solar farm the GVA generated is estimated to be £34.7million (present value[25]).

9.5.16. The GVA figures which are produced by the ONS are calculated on a workplace basis, meaning that figures are allocated to the location where the economic activity takes place. Therefore, it is assumed that all GVA impacts generated by the Proposed Development will be retained within Pembrokeshire.

9.5.17. The significance of operational phase effect in respect of economic contribution is assessed as follows:

- The sensitivity of the receptor (economic contribution in Pembrokeshire) is assessed as being **medium**, in line with the criteria set out in Table 9.2. In Pembrokeshire GVA was £2.97billion in 2023 and increased by 52.3% between 2013 and 2023 which was slightly below the average in Great Britain but slightly above the average in Wales.

- The magnitude of the impact is assessed as **negligible**, in line with the criteria in Table 9.3. The £1.6million of operational / total GVA generated per annum by the operational phase would cause an uplift of 0.05% in the total annual GVA of the authority.

- The significance of the temporary effect is therefore considered to be **negligible** in Pembrokeshire, which is **not significant** in EIA terms.

Business Rates Revenue

9.5.18. Based on data from the Photovoltaic Memorandum of Agreement published in February 2023, solar farms greater than 10MW are charged a rate of £2,040 per MW. Applying a multiplier of 0.515[26], this gives a ratable value per MW of £1,050.6.

9.5.19. Based on the above, it is estimated that the Proposed Development could generate around £68,289 per annum in business rates. Over the intended 40-year lifespan of the scheme, business rates generated could total around £1.5million (present value).

[25] Where future benefits are calculated, they have been discounted to produce a present value. This is the discounted value of a stream of either future costs or benefits. A standard discount rate is used to convert all costs and benefits to present values. Using the Treasury's Green Book, the recommended discount rate is 3.5% up to 30 years and 3% after 30 years.
[26] Based on information presented at: https://businesswales.gov.wales/topics-and-guidance/business-tax-rates-and-premises/business-rates-wales.

9.5.20. Business rates are collated into a central government pot and shared out, as such, it is not possible to ascertain the exact split between local authorities and therefore the amount of business rates generated is considered as a single amount in this report.

9.5.21. The significance of the operational phase effect in respect of business rates has been assessed as follows:

- The sensitivity of the receptor (labour market of Pembrokeshire) is considered to be **negligible**, in line with the criteria set out in Table 9.2. Between 2015 and 2024 Pembrokeshire saw 2.0% decline in jobs, which was below the growth seen in Wales (2.0%) and Great Britain (8.7%). Despite declining employment rates, the claimant count in Pembrokeshire (3.5%) was below that of Great Britain (3.9%) but above that in Wales (3.3%) as of January 2026.

- The magnitude of the impact is identified as being **high**, in line with the criteria in Table 9.3. Given agricultural land and buildings are exempt from business rates, the business rates revenue generated from the Proposed Development would represent a considerable uplift on current activities[27].

- The significance of the operational effect is therefore considered to be **negligible** in Pembrokeshire, which is **not significant** in EIA terms.

Effects during Decommissioning

Employment

9.5.22. Economic benefits will arise through the provision of temporary jobs during the decommissioning phase at the Site, which is expected to be around 6-months. The decommissioning activities are typically less labour-intensive than the construction phase, given this, the workforce during decommissioning could reasonably be expected to equate to around 50% of the construction workforce. Therefore, it is assumed that the Proposed Development could support around 26 temporary construction jobs during its decommissioning phase. Applying the same multiplier as previously used to the 26 on-site jobs the scheme could support 35 temporary jobs in the wider economy during the 6-month decommissioning phase.

9.5.23. In total, the scheme could support 61 temporary jobs, both direct jobs on-site and indirect/induced roles in the wider economy, during the 6-month decommissioning period.

9.5.24. The significance of decommissioning phase effect in respect of employment is assessed as follows:

- The sensitivity of the receptor (employment in construction and other sectors of the economy in Pembrokeshire) is assessed as being **medium,** in line with the

[27] *Business Rates Relief*, Gov.UK. Available at: https://www.gov.uk/business-rates-relief/exempt-properties.

criteria set out in Table 9.2. Construction employment represents around 7.0% of total employment in Pembrokeshire.

- The magnitude of the impact is assessed as **low**, in line with the criteria in Table 9.3. While the 51 jobs per annum supported by the decommissioning phase (direct and indirect) represents an increase in the number of new employment opportunities for local residents, the 24 construction jobs supported equate to a small increase of 0.7% in jobs within Pembrokeshire (3,500 jobs in 2024).

- The significance of the temporary effect is therefore considered to be **minor to moderate beneficial** in Pembrokeshire, which is considered to be **not significant** in EIA terms.

Economic Contribution

9.5.25. Using the same method as before to calculate GVA, it is estimated that over the 6-month decommissioning phase the GVA impact associated with the on-site jobs supported by the decommissioning phase is estimated at £0.9million per annum over the decommissioning phase.

9.5.26. Applying the same multiplier used in the GVA analysis outlined in paragraph 9.5.6 (for every £1 of GVA generated by construction jobs on-site, a further £1.39 of GVA is generated in the wider economy), the overall GVA impact associated with the decommissioning phase is estimated at £2.3million 6-month timeframe.

9.5.27. The significance of decommissioning phase effect in respect of economic contribution is assessed as follows:

- The sensitivity of the receptor (economic contribution of the construction sector and other sectors of the economy in Pembrokeshire) is assessed as being **medium**, in line with the criteria set out in Table 9.2. In Pembrokeshire, construction contributed £166million to GVA in 2023, equating to 5.6% of total GVA. Construction GVA in Pembrokeshire increased by 31.7% between 2013 and 2023, which is below regional and national levels.

- The magnitude of the impact is assessed as **medium**, in line with the criteria in Table 9.3. The £3.8million of construction GVA generated by the construction phase would cause an uplift of 2.3% in the total annual construction GVA of the authority.

- The significance of the temporary effect is therefore considered to be **moderate beneficial** in Pembrokeshire, which is **significant** in EIA terms.

Accommodation Demand

9.5.28. During the decommissioning phase of the Proposed Development, it is anticipated that the number of construction workers will vary month by month. For the purpose of this assessment, it is assumed that the peak number of construction workers on site will be 26 as calculated in paragraph 9.5.22. In order to assess a worst-case scenario, each

month is assessed against this peak to ensure that there would be sufficient capacity throughout the decommissioning phase.

9.5.29. As discussed during the assessment of employment, a significant proportion of workers are expected to be Pembrokeshire residents and therefore would not require accommodation. However, in order to assess a worst-case scenario for accommodation impacts, it is assumed that all workers require accommodation.

9.5.30. Table 9.18 outlines the impact on accommodation provision in Pembrokeshire based on detail set out in the baseline section. The combined number of serviced and self-catered bedspaces in Pembrokeshire equates to 4,844 throughout the year. This number of bedspaces combined with baseline occupation levels results in sufficient bedspaces to accommodate the 26 construction workers throughout the year. All months would still have spare capacity after housing the construction workers. This capacity ranges from 2,818 in January to 481 bedspaces in August.

Table 9.18: Accommodation Impacts in Pembrokeshire, 2022

Accommodation Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total serviced and self-catering bedspaces	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844
Actual number of bedspaces occupied	2,000	2,620	2,673	2,959	3,111	3,439	4,097	4,337	3,818	3,428	2,297	2,445
Construction workers requiring accommodation	26	26	26	26	26	26	26	26	26	26	26	26
Bedspaces occupied during construction	2,026	2,646	2,699	2,985	3,137	3,465	4,123	4,363	3,844	3,454	2,323	2,471
Occupancy rate inclusive of construction workers	41.8%	54.6%	55.7%	61.6%	64.8%	71.5%	85.1%	90.1%	79.4%	71.3%	48.0%	51.0%
Available bedspaces following housing of construction workers	2,818	2,198	2,145	1,859	1,707	1,379	721	481	1,000	1,390	2,521	2,373

Source: Pegasus Group calculations, using data from the Visit Wales[28] and Welsh Government

[28] *Wales Accommodation Occupancy Survey 2023,* Visit Wales, June 2024. Available at: https://www.gov.wales/sites/default/files/statistics-and-research/2024-06/wales-tourism-accommodation-occupancy-surveys-2023-941.pdf .

9.5.31. The significance of decommissioning phase effect in respect of accommodation impacts is assessed as follows:

- The sensitivity of the receptor in Pembrokeshire is assessed as being **low**, in line with the criteria set out in Table 9.2, as there are available bed spaces throughout the year.
- The magnitude of the impact is assessed as **low**, in line with the criteria in Table 9.3. The 26 construction workers represent a small proportion of bedspaces within Pembrokeshire and there would be a large number of bedspaces available following the housing of workers.
- The significance of the temporary effect is therefore considered to be **minor adverse**, which is **not significant** in EIA terms.

Summary of Significance of Effects (Before Mitigation)

Table 9.19: Significance of Effects (before Mitigation)

Environmental Effect	Sensitivity of Receptor	Impact Magnitude	Nature of Impact (Permanent/ Temporary)	Effect and Significance
CONSTRUCTION				
Employment	Medium	Medium	Temporary	Moderate beneficial (Significant)
Economic Contribution	Medium	Medium	Temporary	Moderate beneficial (Significant)
Accommodation Demand	Low	Low	Temporary	Minor adverse (Not significant)
OPERATION				
Employment	Negligible	Negligible	Permanent	Negligible (Not significant)
Economic Contribution	Medium	Negligible	Permanent	Negligible (Not significant)
Business Rates Revenue	Negligible	High	Permanent	Negligible (Not significant)
DECOMMISSIONING				
Employment	Medium	Low	Temporary	Minor to moderate beneficial (Not significant)
Economic Contribution	Medium	Medium	Temporary	Moderate beneficial (Significant)
Accommodation Demand	Low	Low	Temporary	Minor adverse (Not significant)

9.6. Mitigation, Enhancement and Residual Effects

Mitigation by Design

9.6.1. There are no significant adverse effects identified as a result of the Proposed Development. As such, no mitigation by design is deemed to be necessary.

Additional Mitigation.

9.6.2. There are no significant adverse effects identified as a result of the Proposed Development. As such, no additional mitigation is deemed to be necessary.

Table 9.20: Mitigation

Ref	Measure to avoid, reduce or manage any adverse effects and/or to deliver beneficial effects	How measure would be secured		
		By Design	By S.106	By Requirements
1	No mitigation proposed	-	-	-

Enhancements

9.6.3. No enhancements are expected to be proposed in relation to socio-economics.

Residual Effects

9.6.4. Overall, the Proposed Development is considered to provide significant beneficial effects in the area of assessment (Pembrokeshire local authority) during the construction phase in relation to employment and economic contribution, and the decommissioning phase in relation to economic contribution. Once operational, whilst the effects are expected to be positive, none are expected to be significant in EIA terms. While there are adverse effects expected, they are not anticipated to be significant in EIA terms as per the Matrix in Table 9.4.

Table 9.21: Residual Significance of Effects (with Mitigation)

Environmental Effect	Sensitivity of Receptor	Impact Magnitude	Nature of Impact (Permanent/ Temporary)	Effect and Significance
CONSTRUCTION				
Employment	Pembrokeshire – Medium	Pembrokeshire – Medium	Temporary	Pembrokeshire - Moderate beneficial (Significant)
Economic Output	Pembrokeshire – Medium	Pembrokeshire – Medium	Temporary	Pembrokeshire - Moderate beneficial (Significant)
Accommodation Demand	Pembrokeshire - Low	Pembrokeshire - Low	Temporary	Pembrokeshire - Minor adverse (Not significant)
OPERATION				
Employment	Pembrokeshire - Negligible	Pembrokeshire - Negligible	Permanent	Pembrokeshire - Negligible (Not significant)
Economic Contribution	Pembrokeshire - Medium	Pembrokeshire - Negligible	Permanent	Pembrokeshire - Negligible (Not significant)
Business Rates Revenue	Pembrokeshire - Negligible	Pembrokeshire - High	Permanent	Pembrokeshire - Negligible (Not significant)
DECOMISSIONING				

Environmental Effect	Sensitivity of Receptor	Impact Magnitude	Nature of Impact (Permanent/ Temporary)	Effect and Significance
Employment	Pembrokeshire - Medium	Pembrokeshire - Low	Temporary	Pembrokeshire - Minor to moderate beneficial (Not significant)
Economic Contribution	Pembrokeshire - Medium	Pembrokeshire - Medium	Temporary	Pembrokeshire - Moderate beneficial (Significant)
Accommodation Demand	Pembrokeshire - Low	Pembrokeshire - Low	Temporary	Pembrokeshire - Minor adverse (Not significant)

9.7. Cumulative Effects

Cumulative Effects

9.7.1. Table 9.22 shows the cumulative sites presented in the Scoping Report submitted to the County Council. It also shows which schemes have been included in the cumulative assessment.

Table 9.22: Cumulative sites included in the cumulative assessment

Wind					
Planning Ref	**Size of scheme**	**Address**	**Status**	**Distance From Site (km)**	**Included or excluded from cumulative assessment**
10/0038/PA	-	Castle Pill Farm, Castle Pill Road, Steynton	Operational	2.13	Excluded - schemes are operational and they will have been covered in the existing baseline conditions.
10/1272/PA	-	Steynton C+F	Operational	2.16	
11/0831/PA / 12/1149/PA	-	Lower Scoveston Farm	Operational	2.05	
11/0166/PA	-	Lower Solbury Farm, WALWYNS CASTLE	Operational	2.85	
11/0166/PA	-	Lower Solbury Farm, WALWYNS CASTLE	Operational	2.75	
12/0363/PA	-	South East of Solbury Farm	Operational	2.19	
12/0363/PA	-	South East of Solbury Farm	Operational	1.96	
11/0878/PA	-	Norton Farm, Rosemarket	Operational	1.85	
13/0047/PA	-	Harmeston Farm, Steynton	Operational	0.00	
13/0222/PA	-	Scoveston Park, Scoveston, Milford Haven	Operational	1.66	
14/1045/PA	-	Scoveston Park, Steynton, Milford Haven	Operational	1.75	
15/0457/PA	-	Upper Dredgeman Hill Farm, Merlins Bridge, Haverfordwest	Operational	2.83	
12/1206/PA	-	Lawrence Landfill	Operational	2.58	
12/1206/PA	-	Lawrence Landfill	Operational	2.58	
05/1292/PA	-	Steynton 1	Operational	1.72	
05/0394/PA	-	Steynton 2	Operational	1.94	
07/1567/PA	-	Steynton 3	Operational	2.50	
10/0946/PA	-	RO Vine Cottage, Blackbridge	Operational	2.70	
SC/0846/12	-	The Byre, Woodson	Screening Opinion	1.30	Excluded - due to lack of information on the scheme.
SC/0987/12	-	Land south of New House Farm,	Screening Opinion	2.72	
SC/0020/13	-	Bolton Hill Quarry, Tiers	Screening Opinion	0.87	
SC/0089/13	-	Bolton Hill Quarry, Tiers Cross	Screening Opinion	2.35	
SC/0200/13	-	Meadow View, Leonardston Road, Llanstadwell, Milford Haven	Screening Opinion	2.42	
SC/0260/PA	-	Hayston Farm, Johnston	Screening Opinion	0.38	

SC/0350/13	-	Land to the west of Great Westfield Farm, Thurston Lane, Sardis	Screening Opinion	2.40	
SC/0377/12	-	Steynton Farm, Thornton Road, Steynton	Screening Opinion	1.00	
SC/0093/11	-	Lower Scoveston Farm	Screening Opinion	2.01	
SC/0471/14	-	Land at Hayston Farm north of Neyland Road, Neyland	Screening Opinion	0.38	
SO/0667/15	-	Tierson, Lower Thornton, Milford Haven	Screening Opinion	0.63	
SC/0037/17	-	Lower Scoveston Farm, Scoveston Road, SCOVESTON, Milford Haven	Screening Opinion	2.13	
SO/0285/17	-	Land adjoining Milford Haven Refinery, Robeston West	Screening Opinion	2.16	
SO/0109/21	-	Bolton Hill WTW	Screening Opinion	0.81	
13/0527/PA	-	Barretts Hill, Neyland Road, Steynton	Appeal Dismissed	0.64	Excluded - scheme has been dismissed.
14/0390/PA	-	Land at Jordonston Farm, Milford Haven	Appeal Dismissed	1.31	
14/0410/PA	-	Woodson, Lower Thornton, Milford Haven	Appeal Dismissed	1.30	
10/0322/PA	-	Copy Bush Farm, Waterston	Expired Approval	2.75	Excluded - scheme has expired.
12/1068/PA	-	Land to the South West of upper dredgeman hill farm, Merlins Bridge	Refused	2.85	Excluded - scheme has been refused.
12/1151/PA	-	Rose Cottage	Refused	1.52	
13/0545/PA	-	Studdolph Hall, Steynton	Refused	0.45	
14/0412/PA	-	Rose Cottage Farm, Robetston West, Milford Haven	Refused	1.52	
13/0117/PA	-	Barretts Hill, Neyland Road, Steynton	Withdrawn	0.80	Excluded - scheme has been withdrawn.
Solar					
12/0614/PA	-	Land to the South East of Court Road, Liddeston (Solar)	Operational	2.69	Excluded - schemes are operational and they will have been covered in the existing baseline conditions.
13/0214/PA	-	Rose Cottage Farm; Woodson Farm; Tierson Farm, Tiers Cross (Solar)	Operational	0.41	
15/0443/PA	-	Land east of A4076 (T) at Pope Hill, Johnston (Solar)	Operational	2.33	

23/0560/PA	-	Land to rear of The Larder, Vine Road (Holiday Lodges)	Operational	0.89	
15/0451/PA	-	Firstone House, Walwyns Castle, Haverfordwest (Solar)	Operational	2.85	
18/0386/PA	0.44	Bolton Hill WTW, Tiers Cross (Solar)	Pending Planning Permission	0.79	Excluded -scheme is very small and would have negligible cumulative effects from a socio-economics perspective.
18/0367/PA	0.05	Johnston Sewage Treatment Works, Kiln Road (Solar)	Pending Planning Permission	1.24	
CAS_03107_C5X9W1	30 (solar), 12 (BESS)	White House Farm Solar Farm (Solar & BESS)	Pending Planning Permission	1.80	Included.
CAS-03072-D7X6N7	49	Alleston Solar Farm (Solar)	Pending Planning Permission	10.09	

9.7.2. For the two sites included in the cumulative assessment, both are DNS applications and neither has considered socio-economic effects based on a review of information submitted for each scheme. A summary of each development is provided below:

- DNS CAS-03107-C5X9W1 - White House Farm Solar & Battery: The proposed development comprises a solar farm and battery energy storage system (BESS). The project would export up to 30MW of power to the grid and import up to 12MW of power for battery storage.
- DNS CAS-03072-D7X6N7 - Alleston Solar Farm: The construction, operation and maintenance of a ground mounted solar photovoltaic farm with a capacity of up to 49MW together with associated equipment, infrastructure and ancillary works.

9.7.3. In the absence of any socio-economic analysis in the application for each scheme, construction and operational effects have been considered using the same methodology applied to the Proposed Development. It is assumed that each scheme will have the same 9-month build timeframe as the Proposed Development. Decommissioning effects have been considered in the same way, except using a 6-month timeframe. Applying the methodology, the effects are summarised as follows:

Cumulative Effects during Construction

Employment

9.7.4. In total, the Scheme could support 291 temporary jobs, both direct jobs on-site and indirect/induced roles in the wider economy, during the 9-month construction period.

9.7.5. The significance of the cumulative construction phase effect in respect of employment is assessed as follows:

- The sensitivity of the receptor (employment in construction and other sectors of the economy in Pembrokeshire) is assessed as being **medium,** in line with the criteria set out in Table 9.2.
- The magnitude of the impact is assessed as **medium**, in line with the criteria in Table 9.3.
- The significance of the temporary effect is therefore considered to be **moderate beneficial** in Pembrokeshire, which is considered to be **significant** in EIA terms.

Economic Contribution

9.7.6. The overall GVA impact associated with the construction phase is estimated at £16.3million (£6.8million associated with the on-site construction jobs and £9.5million from the multiplier effects) over the 9-month build timeframe.

9.7.7. The significance of cumulative construction phase effect in respect of economic contribution is assessed as follows:

9.7.8. The sensitivity of the receptor (economic contribution of the construction sector and other sectors of the economy in Pembrokeshire) is assessed as being **medium**, in line with the criteria set out in Table 9.2.

9.7.9. The magnitude of the impact is assessed as **medium**, in line with the criteria in Table 9.3.

9.7.10. The significance of the temporary effect is therefore considered to be **moderate beneficial** in Pembrokeshire, which is **significant** in EIA terms.

Accommodation Demand

9.7.11. Table 9.23 outlines the impact of the cumulative sites on accommodation provision in Pembrokeshire based on detail set out in the baseline section. The combined number of serviced and self-catered bedspaces in Pembrokeshire equates to 4,844 throughout the year. This number of bedspaces combined with baseline occupation levels results in sufficient bedspaces to accommodate the 125 cumulative construction workers throughout the year. All months would still have spare capacity after housing the cumulative construction workers. This capacity ranges from 2,720 in January to 382 bedspaces in August.

Table 9.23: Accommodation Impacts for cumulative sites in Pembrokeshire, 2022

Accommodation Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total serviced and self-catering bedspaces	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844
Actual number of bedspaces occupied	2,000	2,620	2,673	2,959	3,111	3,439	4,097	4,337	3,818	3,428	2,297	2,445
Cumulative construction workers requiring accommodation	125	125	125	125	125	125	125	125	125	125	125	125
Bedspaces occupied during construction	2,124	2,745	2,798	3,084	3,236	3,564	4,222	4,462	3,943	3,553	2,422	2,570
Occupancy rate inclusive of cumulative construction workers	43.9%	56.7%	57.8%	63.7%	66.8%	73.6%	87.2%	92.1%	81.4%	73.3%	50.0%	53.0%
Available bedspaces following housing of cumulative construction workers	2,720	2,099	2,046	1,760	1,608	1,280	622	382	901	1,291	2,422	2,274

Source: Pegasus Group calculations, using data from the Visit Wales[29] and Welsh Government

[29] *Wales Accommodation Occupancy Survey 2023,* Visit Wales, June 2024. Available at: https://www.gov.wales/sites/default/files/statistics-and-research/2024-06/wales-tourism-accommodation-occupancy-surveys-2023-941.pdf.

9.7.12. The significance of cumulative construction phase effect in respect of accommodation impacts is assessed as follows:

- The sensitivity of the receptor in Pembrokeshire is assessed as being **low** in line with the criteria set out in Table 9.2, as there is an oversupply of available bed spaces throughout the year.
- The magnitude of the impact is assessed as **low**, in line with the criteria in Table 9.3. The 125 cumulative construction workers represent a small proportion of bedspaces within Pembrokeshire and there would be a large number of bedspaces available following the housing of workers.
- The significance of the temporary effect is therefore considered to be **minor adverse** in **Pembrokeshire**, which is **not significant** in EIA terms.

Cumulative Effects during Operation

Employment

9.7.13. Research published by Cardiff University [30] suggests that 0.4 FTE jobs [31] will be produced per MW installed for solar/Photovoltaic (PV) schemes during the operational phase. Applying this to the Proposed Development and cumulative sites combined (156 MW), once operational the Scheme could support up to 62 full-time equivalent (FTE) jobs on-site and in the wider economy. This is likely to include roles in civil engineering, land management, operations and maintenance.

9.7.14. The significance of the cumulative operational phase effect in respect of employment has been assessed as follows:

- The sensitivity of the receptor (labour market of Pembrokeshire) is considered to be **negligible**, in line with the criteria set out in Table 9.2.
- The magnitude of the impact is identified as being **low**, in line with the criteria in Table 9.3.
- The significance of the operational effect is therefore considered to be **negligible** in Pembrokeshire, which is **not significant** in EIA terms.

Economic Contribution

9.7.15. It is estimated that once operational, the additional GVA supported by the Proposed Development and cumulative schemes is around £3.8million per annum. Over the 40-

[30] *Regional electricity generation and employment in UK regions,* Cardiff Business School, Cardiff University, 2015. Available at: https://orca.cardiff.ac.uk/id/eprint/77013/3/Energy%20Paper%20Sept%2023rd%20%202015%20Main%20Orca.pdf.

[31] The cumulative Sites assessed include 12 MW of Battery Energy Storage System (BESS). It has been assumed that the 0.4 FTE jobs per MW also applies to the BESS cumulative Site.

year operational lifespan of the solar farm the GVA generated is estimated to be £83.3million (present value[32]).

9.7.16. The significance of cumulative operational phase effect in respect of economic contribution is assessed as follows:

- The sensitivity of the receptor (economic contribution in Pembrokeshire) is assessed as being **medium**, in line with the criteria set out in Table 9.2.
- The magnitude of the impact is assessed as **low**, in line with the criteria in Table 9.3.
- The significance of the temporary effect is therefore considered to be **minor to moderate beneficial** in Pembrokeshire, which is **not significant** in EIA terms.

Business Rates Revenue

9.7.17. Based on the above, it is estimated that the Proposed Development could generate around £163,894 per annum in business rates. Over the intended 40-year lifespan of the scheme, business rates generated could total around £3.6million (present value).

9.7.18. The significance of the cumulative operational phase effect in respect of business rates has been assessed as follows:

- The sensitivity of the receptor (labour market of Pembrokeshire) is considered to be **negligible**, in line with the criteria set out in Table 9.2.
- The magnitude of the impact is identified as being **high**, in line with the criteria in Table 9.3.
- The significance of the operational effect is therefore considered to be **negligible** in Pembrokeshire, which is **not significant** in EIA terms.

Cumulative Effects during Decommissioning

Employment

9.7.19. In total, the scheme could support 145 temporary jobs, both direct jobs on-site and indirect/induced roles in the wider economy, during the 6-month decommissioning period.

9.7.20. The significance of cumulative decommissioning phase effect in respect of employment is assessed as follows:

[32] Where future benefits are calculated, they have been discounted to produce a present value. This is the discounted value of a stream of either future costs or benefits. A standard discount rate is used to convert all costs and benefits to present values. Using the Treasury's Green Book, the recommended discount rate is 3.5% up to 30 years and 3% after 30 years.

- The sensitivity of the receptor (employment in construction and other sectors of the economy in Pembrokeshire) is assessed as being **medium,** in line with the criteria set out in Table 9.2.

- The magnitude of the impact is assessed as **medium**, in line with the criteria in Table 9.3.

- The significance of the temporary effect is therefore considered to be **moderate beneficial** in Pembrokeshire, which is considered to be **significant** in EIA terms.

Economic contribution

9.7.21. The overall GVA impact associated with the decommissioning phase is estimated at £5.4million 6-month timeframe.

9.7.22. The significance of cumulative decommissioning phase effect in respect of economic contribution is assessed as follows:

- The sensitivity of the receptor (economic contribution of the construction sector and other sectors of the economy in Pembrokeshire) is assessed as being **medium**, in line with the criteria set out in Table 9.2.

- The magnitude of the impact is assessed as **high**, in line with the criteria in Table 9.3.

- The significance of the temporary effect is therefore considered to be **major beneficial** in Pembrokeshire, which is **significant** in EIA terms.

Accommodation Demand

9.7.23. Table 9.24 outlines the impact on accommodation provision in Pembrokeshire based on detail set out in the baseline section. The combined number of serviced and self-catered bedspaces in Pembrokeshire equates to 4,844 throughout the year. This number of bedspaces combined with baseline occupation levels results in sufficient bedspaces to accommodate the 62 cumulative construction workers throughout the year. All months would still have spare capacity after housing the cumulative construction workers. This capacity ranges from 2,782 in January to 445 bedspaces in August.

9.7.24. The significance of cumulative decommissioning phase effect in respect of accommodation impacts is assessed as follows:

- The sensitivity of the receptor in Pembrokeshire is assessed as being **low**, in line with the criteria set out in Table 9.2, as there are available bed spaces throughout the year.

- The magnitude of the impact is assessed as **low**, in line with the criteria in Table 9.3. The 62 cumulative construction workers represent a small proportion of

bedspaces within Pembrokeshire and there would be a large number of bedspaces available following the housing of workers.

- The significance of the temporary effect is therefore considered to be **minor adverse**, which is **not significant** in EIA terms.

Table 9.24: Accommodation Impacts for cumulative sites in Pembrokeshire, 2022

Accommodation Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Total serviced and self-catering bedspaces	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844	4,844
Actual number of bedspaces occupied	2,000	2,620	2,673	2,959	3,111	3,439	4,097	4,337	3,818	3,428	2,297	2,445
Cumulative construction workers requiring accommodation	62	62	62	62	62	62	62	62	62	62	62	62
Bedspaces occupied during construction	2,062	2,683	2,736	3,022	3,174	3,502	4,159	4,399	3,880	3,490	2,359	2,507
Occupancy rate inclusive of cumulative construction workers	42.6%	55.4%	56.5%	62.4%	65.5%	72.3%	85.9%	90.8%	80.1%	72.1%	48.7%	51.8%
Available bedspaces following housing of cumulative construction workers	2,782	2,161	2,108	1,822	1,670	1,342	685	445	964	1,354	2,485	2,337

Source: Pegasus Group calculations, using data from the Visit Wales[33] and Welsh Government

[33] *Wales Accommodation Occupancy Survey 2023,* Visit Wales, June 2024. Available at: https://www.gov.wales/sites/default/files/statistics-and-research/2024-06/wales-tourism-accommodation-occupancy-surveys-2023-941.pdf.

In-Combination Effects

9.7.25. In-combination effects related to socio-economics effects and the effects of other environmental disciplines for the Proposed Development are not expected to be greater than that provided for each individual environmental discipline considered in isolation. Where the highest and most direct effects from other topics are predicted, the overall magnitude of in-combination effects would not be expected to increase as a result of concurrent socio-economics effects.

9.8. Summary

Introduction

9.8.1. This chapter has assessed the socio-economic impacts arising from the Proposed Development, Great Harmeston Solar Farm.

Baseline Conditions

9.8.2. A baseline review of Pembrokeshire's socio-economic context reveals the following:

- Between 2014 and 2024, Pembrokeshire's population has grown slower than the rate seen in Wales and Great Britain. The increase in Pembrokeshire population over this timeframe was driven entirely by growth in the number of people aged 65+. The trend of an ageing population in Pembrokeshire is projected to continue in the future.
- Employment in Pembrokeshire between 2015 and 2024 decreased by 2.0%. This was below the employment growth seen in Wales (2.0%) and Great Britain (8.7%).
- As of January 2026, the claimant count rate in Pembrokeshire is below the rate seen in Great Britain but above the rate seen in Wales.
- Business numbers in Pembrokeshire increased at a lower rate than in Wales and Great Britain over the last decade (2015-25).
- Economic output in Pembrokeshire increased at a slower rate than the average in Great Britain but at a faster rate than the average in Wales between 2013 and 2023.
- There is estimated to be 4,844 serviced and self-catered accommodation bedspaces in Pembrokeshire.

Likely Significant Effects

9.8.3. With the exception of increased pressure on accommodation demand, likely significant effects are expected to be beneficial in respect of socio-economics. Significant beneficial effects are expected in relation to employment and economic contribution during the construction phase. Significant beneficial effects are expected in relation to economic contribution during the decommissioning phase. While there are positive

effects during the operational phase, they are not considered to be significant in EIA terms.

Mitigation, Enhancement, Residual Effects

9.8.4. Most effects of the Proposed Development are beneficial, and therefore no mitigation is required.

Cumulative Effects

9.8.5. With the exception of increased pressure on accommodation demand, likely significant effects are expected to be beneficial in respect of socio-economics. Significant beneficial effects are expected in relation to employment and economic contribution during the construction phase. Significant beneficial effects are expected in relation to employment and economic contribution during the decommissioning phase. While there are positive effects during the operational phase, they are not considered to be significant in EIA terms.

Conclusion

9.8.6. Overall, the Proposed Development is considered to provide significant beneficial effects in Pembrokeshire during the construction phase in relation to employment and economic contribution. Significant beneficial effects are expected to be provided during the decommissioning phase in relation to economic contribution. Negligible beneficial effects are predicted in respect of employment, economic contribution and business rates revenue once operational.

9.8.7. Table 9.25 provides a summary of effects, mitigation and residual effects.

Table 9.25: Summary of Effects, Mitigation and Residual Effects

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Construction								
Employment	Construction employment opportunities	Temporary	Medium	Medium	Local authority - Pembrokeshire	Moderate Beneficial (significant)	N/A	Moderate Beneficial (significant)
Economic Output	Economic output generated during construction phase	Temporary	Medium	Medium	Local authority - Pembrokeshire	Moderate Beneficial (significant)	N/A	Moderate Beneficial (significant)
Accommodation Demand	Increase in demand for serviced & self-catered accommodation	Temporary	Low	Low	Local authority - Pembrokeshire	Minor Adverse (not significant)	N/A	Minor Adverse (not significant)
Operation								
Employment	Increase in employment opportunities	Permanent	Negligible	Negligible	Local authority - Pembrokeshire	Negligible (not significant)	N/A	Negligible (not significant)
Economic Output	Increase in economic output	Permanent	Medium	Negligible	Local authority - Pembrokeshire	Negligible (not significant)	N/A	Negligible (not significant)

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Business Rates Revenue	Increase in business rates revenue	Permanent	Negligible	High	Local authority - Pembrokeshire	Negligible (not significant)	N/A	Negligible (not significant)
Decommissioning								
Employment	Construction employment opportunities	Temporary	Medium	Low	Local authority - Pembrokeshire	Minor to Moderate Beneficial (not significant)	N/A	Minor to Moderate Beneficial (not significant)
Economic Output	Economic output generated during decommissioning phase	Temporary	Medium	Medium	Local authority - Pembrokeshire	Moderate Beneficial (significant)	N/A	Moderate Beneficial (significant)
Accommodation Demand	Increase in demand for serviced & self-catered accommodation	Temporary	Low	Low	Local authority - Pembrokeshire	Minor Adverse (not significant)	N/A	Minor Adverse (not significant)
Cumulative and In-Combination								
Construction								

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Employment	Construction employment opportunities	Temporary	Medium	Medium	Local authority - Pembrokeshire	Moderate Beneficial (Significant)	N/A	Moderate Beneficial (Significant)
Economic Output	Economic output generated during construction phase	Temporary	Medium	Medium	Local authority - Pembrokeshire	Moderate Beneficial (Significant)	N/A	Moderate Beneficial (Significant)
Accommodation Demand	Increase in demand for serviced & self-catered accommodation	Temporary	Low	Low	Local authority - Pembrokeshire	Minor Adverse (Not Significant)	N/A	Minor Adverse (Not Significant)
Operation								
Employment	Increase in employment opportunities	Permanent	Negligible	Low	Local authority - Pembrokeshire	Negligible (Not Significant)	N/A	Negligible (Not Significant)
Economic Output	Increase in economic output	Permanent	Medium	Low	Local authority - Pembrokeshire	Minor to moderate beneficial (Not Significant)	N/A	Minor to moderate beneficial (Not Significant)
Business Rates Revenue	Increase in business rates revenue	Permanent	Negligible	High	Local authority - Pembrokeshire	Negligible (Not Significant)	N/A	Negligible (Not Significant)

Receptor / Receiving Environment	Description of Effect	Nature of Effect	Sensitivity Value	Magnitude of Effect	Geographical Importance	Significance of Effects	Mitigation / Enhancement Measures	Residual Effects
Decommissioning								
Employment	Construction employment opportunities	Temporary	Medium	Medium	Local authority - Pembrokeshire	Moderate Beneficial (Significant)	N/A	Moderate Beneficial (Significant)
Economic Output	Economic output generated during decommissioning phase	Temporary	Medium	High	Local authority - Pembrokeshire	Major Beneficial (Significant)	N/A	Major Beneficial (Significant)
Accommodation Demand	Increase in demand for serviced & self-catered accommodation	Temporary	Low	Low	Local authority - Pembrokeshire	Minor Adverse (Not Significant)	N/A	Minor Adverse (Not Significant)