

# Tydd Solar Farm

## Health Impact Assessment

February 2024



### 1. Introduction

The Fenland District Council validation requirements include a Health Impact Assessment for all major planning applications, including those over 1 ha in area. The policy drivers behind this validation requirement are policy LP2 of the adopted Fenland Local Plan (May 2014) and National Planning Policy Framework (NPPF) (December 2023) paragraph 96. As a result, this Health Impact Assessment (HIA) has been prepared in support of a planning application for a solar farm and battery energy storage site at Land off Guanockgate Road, Near Sutton St Edmund, Lincolnshire PE13 4PL.

#### 1.1 Planning policy background

The Fenland District Local Plan includes Policy LP2 Facilitation Health and Wellbeing of Fenland Residents. The policy states *“Development proposals should contribute to the Council’s goal of Fenland’ residents achieving the highest attainable standard of health, irrespective of their race, religion, political belief, economic or social condition, sex, or age. Development proposals should positively contribute to creating a health, safe, and equitable living environment by:*

- *Creating an environment (built and social) in which communities can flourish (see all policies in this plan);*
- *Creating sufficient and the right mix of homes to meet people’s needs, and in the right location (see LP3, LP4, and LP5);*
- *Planning housing that reflects the changes that occur over a lifetime so people are not excluded by design as they grow older and frailer or as their circumstances change (‘lifetime homes’)(see LP5);*
- *Building homes that are easy to warm see LP14(A)) and safe from flooding (see LP14(B));*
- *Promoting high levels of residential amenity (see in particular LP7 and LP16);*
- *Creating opportunities for employment in accessible locations (see LP3 and LP6);*
- *Promoting and facilitating healthy lifestyles (see, for example, LP7, LP15, and LP16);*
- *Providing good access to health, leisure, and recreation facilities (see, for example, LP7, LP13, and LP16);*
- *Providing and maintaining effective, sustainable, and safe transport networks to ensure access to all essential services (see LP15);*
- *Helping reduce crime, the fear of crime and anti-social behaviour (see LP17);*
- *Considering the equality and diversity requirements of resident and local communities (see, for example, LP5, LP7, LP16 and LP17); and*
- *Avoiding adverse impacts (see in particular LP16)*

*Development proposals should also acknowledge and provide or protect as appropriate, the role of allotments, farm shops and farmers markets in providing access to healthy, affordable and locally produced food."*

This policy is based on Section 8: Promoting healthy and safe communities of the NPPF, including paragraph 96, which states *"Planning policies and decisions should aim to achieve healthy inclusive and safe places and beautiful buildings which:*

- 1) Promote social interactions, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
- 2) Are safe and accessible, so that crime and disorder, and fear of crime, do not undermine the quality of life or community cohesion – for example through the use of beautiful, well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
- 3) Enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling."*

These policies are clearly intended to apply to large-scale residential and commercial developments where people actually live and work and are not as relevant to a solar farm proposal that requires only light maintenance and in general lays quietly in the landscape. Relevant matters, such as amenity, employment and transport are covered in detail in the Planning Statement, Noise Assessment and Transport Statement.

## 2. Health Impact Assessment

As Fenland District Council does not provide a Health Impact Assessment toolkit or other resources for the creation of these assessments, the Healthy Development Template below has been adapted from a template provided by Coventry City Council<sup>1</sup>. The template consists of 11 sections that a proposed development are to be assessed against. However, not all of these sections are relevant to solar farm developments. These sections have been omitted.

<b>Name of Proposed Development</b>	Tydd Solar Farm and Battery Energy Storage
<b>Location of project</b>	Land East of Guanockgate Road, nr Sutton St Edmund, Lincolnshire PE13 4PL
<b>Prepared by</b>	Third Revolution Projects
<b>Date</b>	February 2024

**Category 1: Housing quality and design – Not Applicable**

**Category 2: Access to healthcare services and other social infrastructure – Not Applicable**

<sup>1</sup> [https://www.coventry.gov.uk/downloads/file/28900/health\\_impact\\_assessment\\_spd](https://www.coventry.gov.uk/downloads/file/28900/health_impact_assessment_spd)

### Category 3: Access to open space and nature

Criteria	Relevant to proposal?	Details	Potential health impact	Mitigation or enhancement
Does the proposed development retain existing open and natural spaces?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Nearby and adjacent Public Rights of Way will remain open during construction	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
In areas where they are deficient, does the proposed development provide new open or natural space, or improve access to existing spaces?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development provide a range of accessible play spaces for young children?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The development will not generate the need for such spaces	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development provide links between open and natural spaces in the public realm?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The solar farm will have no impacts on existing connectivity between natural spaces in the public realm	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Are the open and natural spaces welcoming and safe and accessible for all?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Not applicable as there is no public access to the solar farm, though public rights of way have been retained	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development set out how new open space will be managed and maintained?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Do the effects of the proposed development on access to open space and nature impact on health inequalities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Public rights of way have been retained	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required

**Commented [RS1]:** Why is this section blank? If no mitigation required then say this - same for all relevant ones

#### Category 4: Air quality, noise and neighbourhood amenity

Criteria	Relevant to proposal?	Details	Potential health impact	Mitigation or enhancement
Does the proposed development minimise construction impacts such as air pollution, dust, noise, vibration, and odours?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	As there will be no demolition or large-scale construction of buildings. Vibration, dust and pollution will be minimised for the relatively short construction period.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	A Construction Management Plan will be prepared prior to construction.  Construction will take place during the day and deliveries will only be made outside of high traffic hours to minimise disruption.
Does the proposed development minimise long-term air pollution caused by traffic and energy facilities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Solar farms improve air quality by reducing the need for fossil fuel-burning energy stations and household gas boilers, and generate no pollution themselves.  Once operational, the solar farm will create negligible traffic as it will only require occasional maintenance visits using small vehicles.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development minimise long-term noise pollution caused by traffic and commercial uses?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Solar farms are by their nature quiet energy generating facilities and only require monthly light maintenance visits. The battery energy storage portion of the development will generate low levels of noise when the batteries are active.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	A noise impact assessment (P23-441-R01v1) has been prepared in support of the planning application and includes mitigation of the low levels of noise generated by the batteries, including additional planting and acoustic barriers.
Has the proposed development been assessed for any potential risk to construction worker and/or the future users of the development by possible land contamination?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	The site is currently agricultural and there is no evidence of contaminated land on site nor do solar farms cause land to become contaminated	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required

Do the effects of the proposed development on air quality, noise, and neighbourhood amenity impact on health inequalities?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<p>As with the above, solar farms have positive impacts on health by improving air quality through reductions in air pollution.</p> <p>Noise levels are neutral as described above</p>	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	As per noise criteria.
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**Category 5: Accessibility and active travel – Not Applicable**

### Category 6: Crime reduction and community safety

Criteria	Relevant to proposal?	Details	Potential health impact	Mitigation or enhancement
Is the proposed development designed in ways that reduce the opportunities for crime?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposal was designed in conjunction with local police and the designing out crime officer and includes security fencing and CCTV system (UKZ157_01 CCTV)	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	Security fencing and CCTV system to prevent breaking and entering, theft, and vandalism
Does the proposed development incorporate design techniques to help people feel secure and avoid creating gated communities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development include attractive, multi-use public spaces and buildings?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Has engagement and consultation been carried out with the local community?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A consultation event was carried out with the local community on 30 <sup>th</sup> November 2023. More information about the event can be found in the Statement of Community Involvement within the Planning Statement.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development assess the impact on Police Infrastructure?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Do the effects of the crime reduction and the community safety design elements of the	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative	No mitigation required

proposed development impact  
on health inequalities?

☒ Neutral  
☐ Uncertain

### Category 7: Access to healthy food

Criteria	Relevant to proposal?	Details	Potential health impact	Mitigation or enhancement
Does the proposed development facilitate the supply of local food, i.e. allotments, community farms and farmers' market?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Food grown on large-scale farms is seldom sold within the local community, instead it is sold to a distributor and then sold again to grocery stores across the country and around the world. The use of this land to generate energy instead of food will have no impact on local food supply.	<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises, either within the scheme or nearby and easily accessible?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development avoid contributing towards an over concentration of hot food takeaways in the local area and in close proximity to schools and learning centres?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Do the effect of the proposed development on access to healthy food impact health inequalities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required



#### Category 8: Access to work and training

Criteria	Relevant to proposal?	Details	Potential health impact	Mitigation or enhancement
Does the proposed development provide access to employment and training opportunities for local people, including temporary construction and permanent end use jobs?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development will require as many as 30 temporary construction employees and subsequently will require maintenance from specialised energy FTEs	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development provide childcare facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development include managed and affordable workspace for local businesses?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Do the effects of the proposed development on access to work and training impact on health inequalities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required

#### Category 9: Social cohesion and lifetime neighbourhoods – Not Applicable

#### Category 10: Minimising use of resources

Criteria	Relevant to proposal?	Details	Potential health impact	Mitigation or enhancement
Does the proposed development make the most efficient and effective use of existing land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	In addition to providing important contributions to energy security and net zero, the site also provides a significant increase in biodiversity habitats and can allow for sheep grazing which will also provide food.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development encourage recycling (including building materials)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The solar panel materials can be recycled upon the completion of their use. Materials from construction will also be recycled as much as possible.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development incorporate sustainable design and construction techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A construction management plan will be prepared under condition which will include sustainable construction measures	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Do the effects of minimising the use of resources for the proposed development impact on health inequalities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required

### Category 11: Climate Change

Criteria	Relevant to proposal?	Details	Potential health impact	Mitigation or enhancement
Does the proposed development incorporate renewable energy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed solar farm will generate renewable energy over the course of its lifetime and contribute to reducing greenhouse gas emissions.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development ensure that building and public spaces are designed to respond to winter and summer temperature, i.e. shading ventilation and landscaping?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development maintain and/or enhance biodiversity?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	The proposed development will result in a 173% gain in biodiversity habitats over baseline.	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required
Does the proposed development incorporate sustainable urban drainage techniques?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	A surface water management plan (ref: FCL/644/SW01) has been submitted that outlines the improvements to the site's drainage capacity that will be included as part of the proposed development	<input checked="" type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	The fields will be continuously vegetated and will not be compacted by heavy animals or machinery which improves the grounds' capacity to absorb water.
Do the effects of considering climate change impact on health inequalities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		<input type="checkbox"/> Positive <input type="checkbox"/> Negative <input checked="" type="checkbox"/> Neutral <input type="checkbox"/> Uncertain	No mitigation required



### 3. Conclusion

The above assessment shows that the proposed development has considered the potential health impacts should permission be granted and the scheme move forwards. It has found that the primary impacts of the proposed development will be positive for the health of the local area, the wider region, and the country as a whole. Therefore we consider the Health Impact Assessment to be completed per the guidance of Fenland District Council.