



## PLANNING CONSULTATION RESPONSE

|                            |                                                                     |
|----------------------------|---------------------------------------------------------------------|
| Application No             | 2026/0422                                                           |
| Proposal                   | Residential development of up to 144 dwellings and associated works |
| Address                    | Cudworth Parkway, Cudworth, Barnsley                                |
| Date of Consultation Reply | [14/08/2026]                                                        |
| Consultee                  | Public Health                                                       |
| Responded by               | Amr Abdelghaffar, Senior Public Health Officer                      |

## Health Impact Assessment Response

In assessing the Health Impact Assessment, Public Health has used the Quality Assurance Review Framework for Health Impact Assessment (HIA) - Wales Health Impact Assessment Support Unit (WHIASU). [https://phwwhocc.co.uk/whiasu/wp-content/uploads/sites/3/2021/05/QA\\_Interactive\\_PDF\\_version\\_eng..pdf](https://phwwhocc.co.uk/whiasu/wp-content/uploads/sites/3/2021/05/QA_Interactive_PDF_version_eng..pdf)

Overall, the HIA has been undertaken in line with Barnsley Council's HIA for Planning Tool and demonstrates reasonable integration with the supporting technical assessments submitted alongside the application, including the Transport Assessment, Landscape Visual Assessment, Preliminary Ecological Appraisal and Biodiversity Net Gain Report, Flood Risk Assessment and Geoenvironmental Appraisal. However, the HIA would benefit from strengthening to better reflect population health evidence, health inequalities, and the lived experience of existing and future residents. Public Health therefore raises no objection in principle, but requests minor-moderate amendments and additional clarification to strengthen the HIA and maximise health and wellbeing outcomes.

*Note: the Planning Statement is assessed against the currently adopted National Planning Policy Framework. Where relevant, comments below also reference the Government's revised National Planning Policy Framework (December 2025), which is a significant restructuring of the current Framework and remains subject to consultation; as an emerging document it does not yet carry full weight and references to it are made for context only.*

In general, the following revisions should be considered:

- Stronger engagement with local residents and the wider Cudworth community to understand perceived health impacts.
- Greater emphasis on health outcomes, not solely design or policy compliance.
- Clearer consideration of equity and health inequalities, particularly for low-income households, older people, children, and people with disabilities.
- Engagement with BMBC education services to assess cumulative impacts on school capacity and wider community facilities and infrastructure needs arising from the development.
- Clear proposals for monitoring and accountability of health mitigations post-approval.

### 1) Housing

It is noted that the Site is allocated for housing (HS36 and HS39) and that a policy-compliant level of affordable housing is proposed. Public Health supports the provision of affordable homes in a meaningful mix of tenures that reflects identified local need, as set out in the 2021 SHMA. The



specific quantum and tenure split will be addressed by BMBC Strategic Housing. Public Health's interest is in ensuring the tenure mix and design of affordable homes supports healthy, stable, and well-connected communities, avoiding concentration of any single tenure type in a single part of the site.

We welcome the proposed mix of 2, 3 and 4-bed dwellings, which reflects identified need in the 2021 SHMA, and particularly welcome that 63% of dwellings are proposed to meet the M4(2) accessible and adaptable standard, more than double the 26% policy requirement, together with the 6% of homes proposed as single-storey M4(3) wheelchair-accessible dwellings. This combined provision would also exceed the 40% minimum combined M4(2)/M4(3) provision proposed under the Government's revised NPPF (Policy HO5), in addition to comfortably exceeding Barnsley's current local requirement. This is a significant benefit given Barnsley's ageing population; JSNA evidence indicates the Borough's over-65 population is projected to grow at a faster rate than the Yorkshire and Humber region as a whole to 2040, consistent with the NPPF's requirement (Policy HO1) that the needs of older and disabled people are taken into account.

We recommend that the Reserved Matters submission demonstrates how Future Homes Standard compliance, the Barnsley Affordable Warmth Charter and age-friendly design principles will be met in practice, rather than relying on general assurance that homes will be built to standard regulations.

## **2) Economy and employment**

We recognise the economic benefits identified in the Planning Statement, including the HBF-estimated support for circa 500 direct and indirect jobs and 6 apprenticeship, graduate or trainee opportunities during construction. We recommend that the construction tender also explores links with Barnsley College [Read More](#).

We recommend that the applicant engages with Enterprising Barnsley [Read More](#) and Pathways to Work [Read More](#) to maximise investment and support employment and training opportunities in the Borough.

We recommend that consideration is given to the provision of a safe and pleasant working environment whilst the development is being built, designed to maximise participation in physical activity, such as prominent and secure cycle parking. This could be supported through Be Well @ Work, a free service for businesses across Barnsley to access support to improve the health and wellbeing of their employees.

## **3) Access public services (including education & social care provision)**

We note that local school capacity will be considered at the determination stage, in line with the NPPF's expectation (Policy HC3) that development giving rise to significant additional population should be informed by, and provide for, necessary improvements to community facilities and public service infrastructure. We recommend that confirmation of local primary and/or secondary school capacity is sought from BMBC education services, with any shortfall addressed via a financial contribution secured through planning obligation.

We recommend that the applicant engages with residents and community groups to co-design the recreational spaces, and that consideration is given to complementing local amenities and ensuring provision for those with disabilities or mobility issues, in line with the NPPF's objective of creating healthy, inclusive and safe places.

## **4) Access to open space & nature**

We welcome the provision of 0.59ha of Public Open Space, forming part of 1.27ha of Green Infrastructure (circa 23% of the site area), and the informal Natural Play approach using landform, timber and natural stone. We note that the applicant's community consultation leaflet identified concerns from residents about access to green space, and that the site currently comprises no publicly accessible formal green space; we welcome that the proposal represents an improvement



on this position and recommend this positive engagement continues as the scheme progresses to Reserved Matters.

We note that the Biodiversity Net Gain assessment identifies a net on-site loss of habitat and hedgerow units, with the mandatory 10% net gain to be achieved substantially through off-site measures. We recommend that off-site Biodiversity Net Gain provision, and the retention and replacement planting associated with the loss of 6 individual trees and 10 tree groups, are secured through planning obligation or condition, given the health and wellbeing value of mature trees and green infrastructure to existing and future residents, consistent with the NPPF's expectation that existing trees and hedgerows are conserved and enhanced wherever possible, and that long-term maintenance arrangements are made for both existing and newly-planted trees (NPPF Policies N2 and N3).

We recommend that specific consideration is given to accessibility for people with disabilities and mobility issues within the natural play area and wider open space, and that solutions continue to be co-designed with residents and the wider community, in line with the NPPF's objective of securing a connected network of high quality, inclusive and accessible recreation opportunities for all (Policy HC1).

## **5) Air quality and noise**

We note that the Transport Assessment concludes there would be no material or severe residual cumulative impact on the local highway network, supporting a minimal air quality impact. We recommend that construction dust, noise and traffic are managed through a Construction Management Plan secured by condition, consistent with the NPPF's expectation that development provides healthy living conditions and avoids unacceptable adverse effects from noise and air pollution, having particular regard to occupiers who may be more vulnerable to these effects, such as children and older people (Policy P3).

## **6) Accessibility & Active Travel**

We welcome the highly permeable layout, with new pedestrian and cycle connections to Cudworth Parkway and the existing route along Three Nooks Lane, and the Travel Plan measures to encourage sustainable travel. We recommend that the Travel Plan gives further consideration to accessibility for people with reduced mobility, for example the provision of resting points such as benches, and that any further design solutions are co-designed with residents. This aligns with the NPPF's expectation that development is located and designed to prioritise walking, wheeling, cycling and public transport, and offers a genuine choice of sustainable transport modes (Policy TR3).

## **7) Access to healthy food**

We note the proximity of the Site to existing shops and services in Cudworth, accessible by foot and cycle, and that no loss of allotments, gardens or agricultural land is anticipated, noting the disputed status of the Clifford Street allotment allocation. We recommend that opportunities to incorporate fruit trees and bushes within the landscaping scheme are considered, provided that an appropriate management and maintenance plan is put in place to ensure their long-term upkeep and productivity.

## **8) Community safety and inclusive design**

We welcome the natural surveillance principles incorporated into the layout and pedestrian routes, designed to help design out crime. We recommend that consideration is given to age-friendly design as set out in the Design of Housing Development SPD, including lighting and external seating, and that a condition secures accreditation to Secured by Design (or equivalent) standards. This reflects the NPPF's requirement that public spaces are safe, secure, inclusive and accessible for all ages and abilities, with natural surveillance built into the design (Policy DP3).

We note that a Geoenvironmental Appraisal has identified some contamination associated with former allotment, quarrying and landfill uses on parts of the Site; we recommend that remediation is



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secured by condition to protect the health of future residents, consistent with the NPPF's requirement that remediated land is not capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990 (Policy P2).

### 9) Climate Change & energy usage

We welcome the commitment to sustainable design and construction, the proposed SuDS basin providing multifunctional drainage and habitat benefit, consistent with the NPPF's expectation that sustainable drainage systems provide multifunctional benefits for water quality, biodiversity and amenity, with maintenance arrangements secured for the lifetime of the development (Policy F8), and confirmation that the Site lies within Flood Zone 1. We recommend that compliance with Part L (2021) Building Regulations [Read More](#) and the approach to renewable technologies is secured by condition, and that the off-site Biodiversity Net Gain provision referenced above is secured prior to occupation, in line with the NPPF's climate change mitigation and adaptation objectives, including its expectation that development conserves energy, incorporates suitable tree planting and green infrastructure, and minimises risk from overheating (Policies CC2 and CC3).

### Conclusion

We would welcome further discussions on the proposal to look at ways to work with the designers and developers to maximise the benefits to health and wellbeing benefits and mitigate any potential negative consequences of the development Please contact [publichealth@barnsley.gov.uk](mailto:publichealth@barnsley.gov.uk)

**NO OBJECTION (subject to conditions) \***

**Defer for amends/further information\***

**OBJECT\***

### Consultation Suggested Conditions:

Consider the suggestions set out above to improve the proposal.

Alongside this, in general, the following suggestions should be considered to maximise the effectiveness of the Health Impact Assessment and boost the health and wellbeing of residents in the area:

- Additional meaningful consultation with residents and the wider community to fully understand the health implications of the development
- Provide a stronger focus on impacts to residents' health and wellbeing and the contribution to achieving equity and reducing health inequalities in the local area .
- Factor in quantitative health evidence into the HIA analysis using data sources e.g. Joint Strategic Needs Assessment <https://www.barnsley.gov.uk/services/our-council/research-data-and-statistics/barnsley-joint-strategic-needs-assessment-jsna/>
- Undertake additional consultation with BMBC education services, NHS and Integrated Care Board and identify any action is required.
- Outline a proposed plan for monitoring the implementation of the mitigations and a clear line of accountability for reporting ongoing outcomes.
- Consideration should be given to recommendations set out in [Healthy Life Expectancy](#)
- Review best practice guidance on developing healthy places:
- [Healthy Place-making - Town and Country Planning Association](#)
- [Spatial Planning for Health: an evidence resource for planning and designing healthier places](#)

### Specific to this application, Public Health also recommends:

- Confirmation from BMBC education services of local school capacity, with any shortfall addressed via a financial contribution secured through planning obligation;
- Securing the off-site Biodiversity Net Gain provision, and tree retention/replacement planting, given the on-site net loss of habitat and hedgerow units identified in the BNG assessment;
- A condition securing remediation of the contamination identified in the Geoenvironmental Appraisal; and



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- A condition or obligation to secure a long-term management and maintenance mechanism for the proposed Public Open Space and Green Infrastructure.

**Planning Obligations required:**

Public Health recommends that BMBC Strategic Housing and relevant planning obligations leads consider heads of terms to secure: (i) a financial contribution towards local primary and/or secondary school capacity, should a shortfall be confirmed; (ii) off-site Biodiversity Net Gain provision; and (iii) a management and maintenance mechanism for the on-site Public Open Space and Green Infrastructure. Public Health's interest in the tenure mix and design of affordable homes is set out under Housing above; the specific quantum and tenure split of affordable housing will be addressed by BMBC Strategic Housing.