

Rapid Health and Wellbeing Impact Assessment for Planning (HIA) Tool

Proposal Name: Bloomhouse Lane, Darton Planning Ref: 2026/0232

How to use this tool

Impact – Think about what impact the proposal may have with regard to each of the themes listed and if this impact will be positive or negative. Tick the + column for positive impacts and - for negative impacts. If the proposal will impact on different groups or populations differently please list these separately.

Certainty - Think about how certain you are about your assessment for each impact. As far as possible your decisions should be supported using available evidence. Tick the ? column if you are uncertain an impact will occur and ! if you are certain / have evidence an impact will occur.

Description of Impact – Give details how the proposal will impact on each specific group or population.

Recommendation - Write recommendations in this column detailing how positive impacts could be maximised and negative impacts minimised. This may include further research that is needed to improve the certainty of your assessment.

Further guidance on the type of impacts which may occur can be found in the Comprehensive Health and Wellbeing Impact Assessment Guidance notes.



What impact, if any, will the proposal have with regard to the themes listed below?

Theme	Impact		Certainty		Description of impact	Recommendation (to minimise or maximise impact)
	+	-	?	!		
Housing Think about any effects the proposal may have on the affordability, location, variety, accessibility and construction of housing.	+ Provision of affordable housing + Located adjacent to existing residential development + Construction will be in accordance with latest Building Regs + Development will provide a mix of house types and tenures.	-The specific needs of an aging population have not been addressed.		!	The development is located in an existing residential area and will deliver a mix of properties to meet the needs of the local population.	The mix of the affordable provision will be confirmed through the planning application process to ensure the delivery in line with policy requirements. As per the Affordable Housing statement there is a commitment to provide a mix of tenures and types of housing as part of this development

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Physical Activity Think about how the proposal may create an environment that promotes or hinders physical activities such as sport, active play and active travel.	+The provision of open space will provide a suitable location for people to exercise. +The Travel Plan demonstrates how residents can access nearby facilities by walking or cycling.	-The provision of ample car parking spaces could encourage driving rather than walking/cycling. -The provision of EV charging points could encourage private vehicular movements.		!	The layout identifies key areas of open space. Those areas of POS provide opportunities for people to enjoy the space and get exercise by walking or cycling. The Travel Plan presents details on how local services and facilities can be accessed on foot or by cycle.	Follow the recommendations of the Travel Plan to ensure maximum opportunities for sustainable travel
Diet and Nutrition Think about how the proposal could encourage or discourage people from making healthy food choices and/or growing their own food.	+The garden sizes are sufficient to allow residents to grow their own food.			!	The layout demonstrates how sufficient garden spaces can be created for each dwelling. Residents could therefore choose to grow their own food within their gardens once the detailed layout has been confirmed.	The proposed layout is confirmed through the planning application process.
Air Quality & Noise Think about how noise and air pollution can be minimised both during construction and once the proposal is in use.	+The application is supported by an Air Quality Assessment +The provision of EV Charging Points will reduce impact on Air Quality	-The provision of a policy compliant level of car parking could encourage car use.		!	Air quality is submitted as part of the application and any mitigation will be factored in. EV charging points encourage the use of clean vehicle movements and will be provided on site.	EV charging is confirmed through the planning application process and building regulations. Travel Plan package is mandated.

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<p>Transport</p> <p>Think about the effect the proposal may have on road safety, congestion and levels of participation in active travel (e.g. walking and cycling.)</p>	<p>+The capacity of the local road network has been considered in detail.</p> <p>+Good public transport links are available in the locality.</p>	<p>-The impact will generate a modest increase in the trips generated.</p>		!	<p>The Transport Assessment examines site access, sustainability measures, parking provision, and servicing arrangements against current policy and data. It describes the existing highway network and proposed site development, then compares development-generated traffic, safety implications, and access arrangements against baseline conditions. The assessment evaluates both vehicular access and sustainable transport elements, presenting traffic impacts from the proposed development.</p>	<p>It is considered that this site is in compliance with local and national transport policies due to the sustainable location of the site with good quality facilities for travel from modes other than the single occupancy private car trips. Vehicular access to the proposed development will be provided by way of a new priority controlled simple T junction with Woolley Colliery Road, at the western site boundary.</p>
<p>Crime Reduction and Community Safety</p> <p>Think about if the proposal will create a safe and inclusive environment that acts to prevent accidents and discourage crime and antisocial behaviour.</p>	<p>+The proposed development has been designed so as to minimise crime</p>			!	<p>Designing out crime has been an important element in the development of this scheme. Careful consideration has been given to make sure that all areas of the site are overlooked by properties and there are no unlit confined spaces that could act to generate crime.</p>	<p>A number of measures and approaches have been established. This is outlined within the Design and Access Statement and Planning Statement which accompanies the planning application.</p>

<p>Alcohol, Tobacco and Illegal drug use Think about the effect the proposal will have on the supply of alcohol and tobacco. Will it create an environment that discourages illegal drug use?</p>	<p>+The proposed layout ensures that public open space is surrounded by residential development.</p>		<p>?</p>		<p>The location of the proposed POS ensures that residential properties are looking in and as such will discourage alcohol and drugs being used in this area.</p>	<p>A number of measures and approaches have been established as part of any future detailed design. This is outlined within the Design and Access Statement and Planning Statement which accompanies the planning application.</p>
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<p>Employment and the Economy Think about the type of jobs the proposal may safeguard or create. Are these appropriate to local workforce? Are there sufficient support services?</p>	<p>+The development would act to support local jobs and facilities.</p> <p>+New residents would be available to contribute to the local economy.</p>			!	<p>The economic benefits associated with new development is significant. Delivering housing increases the local population which generates additional spend in the local economy. This spend supports jobs in local shops and services close to the development site, and first occupation expenditure is also a significant contributor to the local economy in areas where new housing is being delivered.</p> <p>Local facilities and services will benefit from the additional spend being generated by the development.</p> <p>The economic benefits associated with the creation of employment, supporting existing businesses and generating funds to support existing services and facilitate the creation of new community infrastructure would be significant.</p>	<p>The scale of development is maximised to maximise the economic potential.</p>

<p>Energy Use and Waste Minimisation Think about the effect the proposal may have on energy use and waste. How will energy use, carbon emissions and waste be minimised? How will effects of climate change be dealt with?</p>	<p>+The proposed development will be constructed in accordance with the latest Building Regs.</p>	<p>-Additional waste will be generated.</p>	<p>?</p>		<p>The latest requirements as set out in the Building Regs will ensure that the properties are energy efficient and built sustainably.</p>	<p>Proposal will be determined in accordance with latest Building Regs.</p>
<p>Equality, Social Cohesion and Community Think about the effect the proposal may have on community spirit and how different types of people living in an area interact with one another.</p>	<p>+The proposal will deliver affordable housing pepper potted across the subject site. +The range of house sizes will support families of all sizes. +The open space will offer a place to encourage community engagement</p>	<p>-The absence of bungalows on-site could prevent use by older residents.</p>		<p>!</p>	<p>The site has the capacity to accommodate 119 new homes including 24 affordable homes. The affordable housing is designed to be indistinguishable to the open market and suitably spaced within the site. A mix of houses types will attract new residents from a spectrum of backgrounds.</p>	<p>The proposed layout is confirmed through the planning application process. There is a focus on landscaping and green edges. Important natural features, such as trees and boundary hedgerows, are retained wherever possible. New areas of public open space will include new, native species rich planting including trees and hedgerows.</p>

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<p>Access to Public Services</p> <p>Think about the effect the proposal may have on the demand for local services. Will make them more or less accessible to different types of people?</p>	<p>+The subject site is well located within a reasonable walking/cycling distance of public services.</p>	<p>-There is some but limited capacity in local services and additional pressure will be placed on these services</p>	<p>?</p>	<p>!</p>	<p>It is considered that the site is well located to promote trips on foot to local amenities. The provision of the shared use footway/cycleway to the east of Woolley Colliery Road will also help to encourage cycling journeys, along with the provision of a shared footway / cycleway internally within the site. Regular bus services are provided from bus stops within a short walking distance of the centre of the site, providing services to key leisure, employment and transport hubs in the area, including Barnsley Interchange. Darton Railway Station is located within a short walking distance from the site, which offers a frequent local service between Leeds and Sheffield, and an opportunity to connect to national services. The development will</p>	<p>Where required, financial contributions will be considered and included as part of the S106 negotiations to mitigate any impact of the development.</p>

					generate the need for additional school and healthcare places.	
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