

LAND SOUTH OF BRAMPTON ROAD, WOMBWELL, BARNSLEY, S73 ONZ

REF: 2026/0166

HEALTH IMPACT ASSESSMENT

MARCH 2026

Further to the commentary received from a Senior Planning Officers in respect of our planning application for *“the redevelopment of the Site to provide retail units (Use Class E / Sui Generis), car parking, EV charging bays and associated works”*, this Health Impact Assessment (HIA) has been prepared.

Full details of the application proposal, the site and surroundings, and planning policy review is set out in the supporting Planning Statement, prepared by JMS Planning (dated February 2026), and should be read in conjunction with this HIA along with the other submission plans and documents.

It is important to note that this application seeks the redevelopment of the existing site to provide a total of three retail units. However, at the time of writing, there is no indication as to whom the occupants will be, subject to planning approval, and is the reason why a mixed usage for the units is sought under Class E and Sui Generis, to allow for such flexibility.

It is probable that one of the units will be utilised by a hot food takeaway and as such, the relevant information required as detailed within the Council's Health Impact Assessment for Spatial Planning Tool (2023) is set out below.

Project Description

In line with the proposed description of development, the proposal seeks to demolish the existing structure on the Site, and to replace this with a total of three retail units, with a total floorspace of 685 sq.m. The proposed units would be split into one larger unit totalling 390 sq.m, with the remaining two units measuring 112 sq.m each.

At this time, whilst there are no proposed operators for any of the units, it is considered that the Site will be used by a convenience retail operator and two, food-to-go retailers.

Health Impact Assessment

Based on information contained within Tables A and B on Page 6 of the HIA Tool Document, it is not considered that the proposal will affect a specific population group, within the area of Wombwell.

As per Page 10 of the Document, subject to the development obtaining approval from the Council, the scheme will provide increased access to local employment opportunities, both temporary (short-term construction) and permanent (end use).

In addition to the above, the proposals' location within Wombwell will increase the opportunities for active travel. The convenience nature of the proposal, and its location within a predominately residential area will encourage cycling and walking to the Site, as opposed to the development being overly reliant on private vehicles.

In relation to Air Quality and Noise, consideration into residential amenity provision has been given due consideration within the Planning Statement and it should be noted that the Site is presently operating as a car wash, tyre shop and car sales area.

Measures have been and will need to be taken in order to minimise any impacts of construction traffic from a dust, noise and congestion. Subject to any approval of the application, additional information can be acquired as part of an appropriately worded planning condition.

In terms of access to healthy foods, it is proposed that the larger of the three proposed units will be utilised as a convenience supermarket, which in turn will provide access to healthy foods in a location where there are limited options.

Lastly, in terms of Climate Change and Energy Usage, subject to the application being approved, the proposal would seek to utilise a Sustainable Drainage System (SUDs) in order to safely deal with any surface water run-off, and to minimise the risk of flooding. The proposed redevelopment of the Site will be energy efficient with well-insulated buildings which can regulate temperatures and to reduce carbon emissions. Where possible, the development will seek to utilise renewable energy sources.

Conclusion

In conclusion, it is considered that due consideration has been given to the health impact of the proposal, and it is considered that the intended occupier(s) has a positive approach to health as well as the wider community. The proposal accords with both the Local Development Plan and national guidance as set out in the National Planning Policy Framework (NPPF).