

Project	Woodlands Lodge, Hawshaw Lane, Hoyland, Barnsley	Document Reference	2026-0017-001
Subject	Proposed Parking Provision		

Barnsley Metropolitan Borough Council – Parking Standards

The Council’s parking standards are contained within a Supplementary Planning Document which was adopted in November 2019. The SPD forms part of the adopted Local Plan and supplements Policy T3 – New Development and Sustainable Travel.

It is acknowledged that the re-purposing of the former Woodlands Elderly Care Home to a facility to provide care for children with physical and learning difficulties would not constitute “new development” an assessment of parking requirements has been undertaken.

Within the classifications available within the adopted SPD the facility in question would fall under C2 Residential Institutions. Table 1 sets out the recommended number of spaces to be provided:-

Use	Urban Barnsley	Borough wide (excluding Urban Barnsley)	Threshold above which standard applies
C2 Residential Institutions			
Residential Institutions (including hospitals)	1 space per 4-8 staff and 1 space per 4 daily visitors	1 space per 2 staff and 1 space per 3 daily visitors	2500m ²

The site in question falls within the “Borough Wide” category. However, the available floor area, which is noted as being 1,663m², falls below the threshold above which the parking standards would normally apply.

Proposed Development

The development proposes the conversion of the former elderly person care home to create a 16-bed facility for children with physical and learning difficulties. With the exception of a minor extension to provide a hydrotherapy pool there will be no increase in generally available floorspace.

It is acknowledged that the operation of the facility will be staff intensive, and it is envisaged that staffing levels will be in the region of 90 FTE members of staff when the facility is operating at full capacity. However, as care will be provided on a 24/7 basis only a proportion of staff will be on site at any one time.

Proposed Parking Provision

As part of the work to repurpose the former elderly persons care home external work has also taken place to ensure that there are safe areas for outdoor activities to take place. The southern boundary of the site has been cleared of old concrete hardstandings which has enabled the car parking area to be reconfigured to maximise the provision.

Drawing 2026-0017 Rev B, attached at **Appendix A**, demonstrates the proposed car park layout which comprises the following.

- 16 standard car parking bays
- 3 EV Charging bays
- 1 Disabled parking bay
- 1 mini-bus bay
- Area designated for temporary ambulance parking.

There is also a dedicated bin store area in the southern corner of the site which will accommodate 4 No. Eurobins.

The layout of the proposed parking bays has been designed to avoid impacting on the trees within the site which are subject to a TPO.

Standard and EV bays are 5.0m in length and 2.5m in width and aisle widths are a minimum of 6.0m in accordance with the BMBC Parking SPD. These dimensions will ensure adequate manoeuvring space for vehicles. It is, however, acknowledged that the turnover of the bays will not be frequent.

Acknowledgements

Issue Record

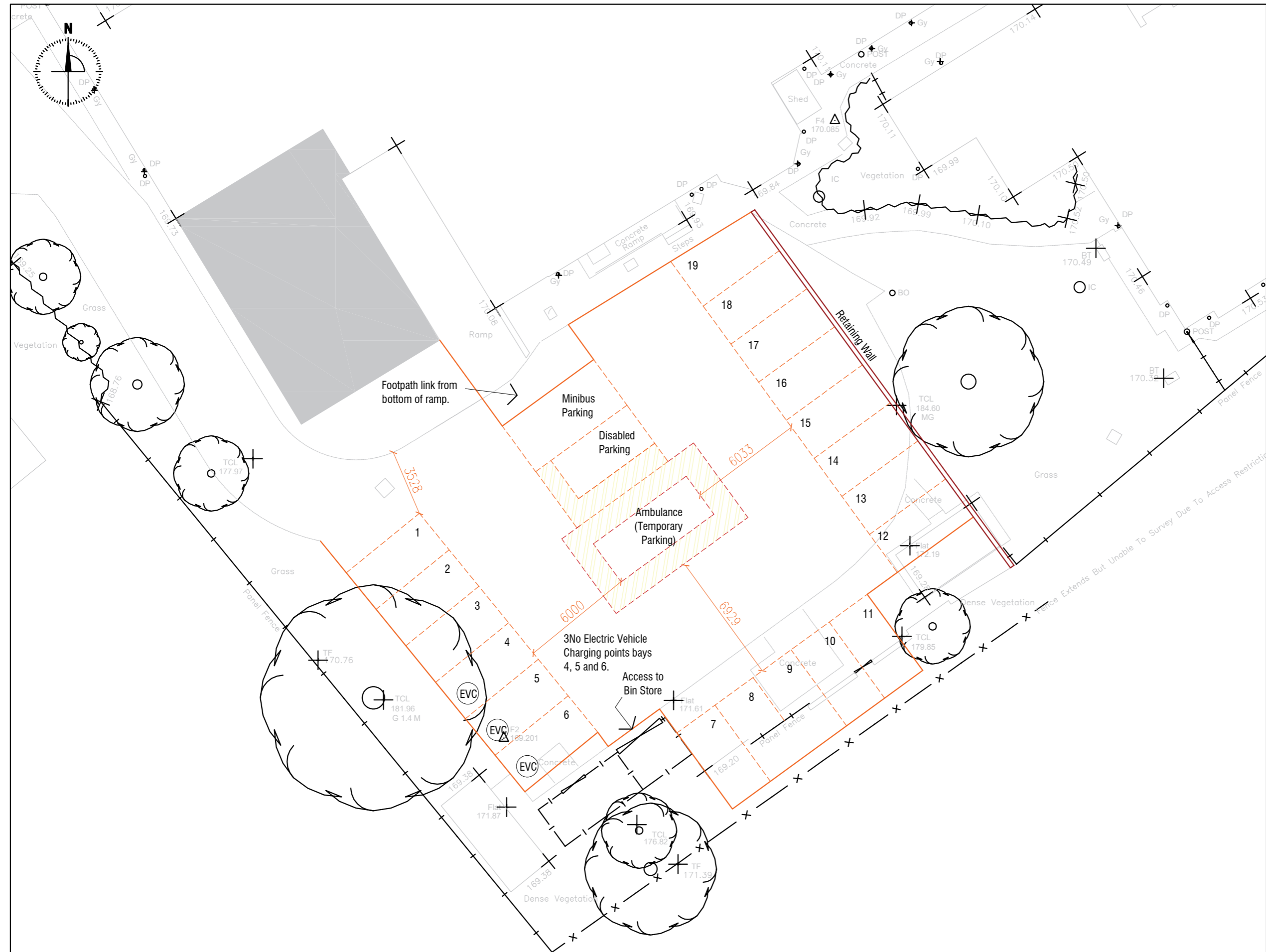
Issue Status	Prepared By	Date
Final	Karen Smith	7 April 2026

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Appendix A
Drawing 2026-0017-001 Rev B



Parking Layout 1:200

Rev B 01/04/2026 - Layout amended.
Rev A 01/04/2026 - Layout amended.

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PROJECT:
 Woodlands Lodge
 Hoyland
 Barnsley
 S74 0HH

TITLE:
 Parking Layout

CLIENT: Direct Global Trading Investments Ltd

DWG REF: 2026-00017-001 **REV:** B

SCALE: As Shown at A3

DRAWN BY: KS

