

Planning Statement

Updated Statement in Support of Amended Plans

**Woodlands Lodge
106 Hawshaw Lane
Hoyland
Barnsley
S74 0HH**

Application ref: 2025/0992

Change of use of existing Elderly Residential Care Home (Class C2) to Children's Residential Care Home (Class C2), erection of a single-storey extension to accommodate hydro pool, internal alterations, and associated works to car parking including the erection of a retaining wall and installation of EV charging points (Amended Description and Plans).

Prepared in support of the revised drawings and Arboricultural Report AWA7446
June 2026

Submitted / Revised Documents

This updated statement should be read alongside the following amended and supporting documents:

Document / Drawing	Relevance
25-051-01E	Existing floor plans / baseline arrangement.
25-051-02E Proposed Floor Plans	Proposed internal reconfiguration and single-storey hydrotherapy pool extension; identifies T6 and T7 as trees to be removed.
25-051-03A, 25-051-04, 25-051-05 and 25-051-06A	Proposed elevations showing external alterations and materials to match the existing building.
25-051-07 Existing Site Plan	Existing site layout and location plan.
25-051-08C Proposed Site Plan	Proposed site layout referencing the Fairfield Associates car parking layout 2026-00017-001B.
Fairfield Associates 2026-00017-001 Rev B	Revised car parking layout including 19 spaces, minibus parking, disabled / temporary ambulance parking, three EV charging bays, bin store, footpath link and retaining wall.
Arboricultural Report and Impact Assessment AWA7446, April 2026	Tree survey and arboricultural impact assessment to BS 5837:2012.

1. Introduction

This Planning Statement is submitted in support of amended plans for Woodlands Lodge, 106 Hawshaw Lane, Hoyland, Barnsley, S74 0HH. It supersedes the earlier Planning Statement V2 and has been updated to reflect the revised application scope, the revised proposed site and floor plans, the Fairfield Associates car parking layout Rev B, and the Arboricultural Report and Impact Assessment AWA7446.

The amended application seeks planning permission for the change of use of the existing elderly residential care home to a children's residential care home, both within Class C2, together with the erection of a single-storey extension to accommodate a hydrotherapy pool, internal alterations, and associated works to the car parking layout including a retaining wall and EV charging points.

For clarity, the previously referenced children's outdoor play equipment / outdoor play area works are not included within the revised scope of this application. The Sycamore tree previously referred to as T11 of TPO 6/1992, and as T12 within arboricultural documentation, is no longer proposed to be removed. This statement therefore removes the previous justification for removal of that TPO tree and focuses on the revised works now before the Local Planning Authority.

2. Site and Surroundings

Woodlands Lodge is a former residential care home located off Hawshaw Lane, Hoyland, approximately 1 mile south-east of Hoyland town centre. The site contains an established care home building set within mature grounds, with existing vehicular access, car parking and garden / amenity areas.

The building comprises an original two-storey element with later single-storey additions. The surrounding context includes St Peter's Church to the north, Hoyland Leisure Centre to the south, and established residential properties to the west. The site is already developed and has historically operated as a residential care facility.

3. Planning History and Existing Use

The lawful and established use of the site is as a residential institution within Class C2. The most recent use was as an elderly persons' residential care home. The proposed operator intends to adapt and refurbish the existing building to provide a children's residential care home with specialist accommodation, care and therapeutic facilities.

The existing and proposed care home uses fall within Class C2. The inclusion of the change of use within the amended description is therefore for completeness and to allow the full operational proposal to be considered under this application. The main planning considerations relate to the physical development proposed, namely the hydrotherapy pool extension, internal alterations, and associated external access and parking works.

4. The Revised Proposal

The revised proposal comprises the following elements:

- Change of use from existing Elderly Residential Care Home (Class C2) to Children's Residential Care Home (Class C2).
- Internal reconfiguration of the existing building to provide bedrooms, en-suites, education / lounge / play spaces, therapy and staff support spaces suitable for the proposed children's residential care use.
- A single-storey hydrotherapy pool extension linked to the existing building. The pool is shown as approximately 6.0m x 4.0m with an associated plant room. Changing and toilet facilities are incorporated within the adjoining part of the existing building to minimise the extent of new build development.
- External alterations associated with the hydrotherapy extension, including access from the existing building and materials designed to match / harmonise with the host building.
- Revised car parking and access arrangements, including 19 marked spaces, dedicated minibus parking, a disabled / temporary ambulance parking bay, three EV charging spaces, a bin store, a footpath link from the bottom of the ramp, and a retaining wall as shown on Fairfield Associates drawing 2026-00017-001 Rev B.
- Limited tree removals, comprising T6 and T7 only, as identified in the submitted Arboricultural Report and revised plans. The TPO Sycamore previously referred to as T11 / T12 is retained.

There will be no external plant associated with the development. Pool plant is contained within the plant room shown on the proposed floor plans.

5. Planning Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for the site includes the Barnsley Local Plan, adopted in January 2019. The National Planning Policy Framework is also a material consideration.

The following Barnsley Local Plan policies are particularly relevant:

- Policy GD1 - General Development.
- Policy D1 - High Quality Design and Place Making.
- Policy HE1 - The Historic Environment.
- Policy BIO1 - Biodiversity and Geodiversity.
- Policies CC1 and CC2 - Climate Change and Sustainable Construction.

The proposal accords with the development plan when read as a whole. It reuses an established C2 care home site, provides an essential therapeutic facility, maintains a suitable relationship with neighbouring

uses, protects retained trees through appropriate arboricultural controls, and provides improved parking and EV charging infrastructure.

6. Design and Access Considerations

The hydrotherapy pool extension is a modest single-storey addition to an established care home building. Its scale and position are subordinate to the host building and the design approach is functional, accessible and sympathetic to the existing built form.

The elevations indicate that materials are to match the existing building. The extension has been designed to sit comfortably with the established single-storey elements of Woodlands Lodge and will not appear as an incongruous or dominant addition.

The proposed layout supports children with mobility, sensory and complex medical needs. Level and accessible internal connections will allow safe movement between residential accommodation, therapy spaces and the hydrotherapy facility. The hydrotherapy pool forms part of a wider therapeutic offer and will improve the quality and functionality of care provided from the site.

The internal alterations are contained within the existing building envelope. They support the safe and effective operation of the children's residential care home and do not result in external visual harm.

7. Highways, Parking, Access and Servicing

The amended car parking layout has been prepared to support the operational needs of the care home and to respond to the revised application scope. It provides 19 marked parking spaces, dedicated minibus parking, a disabled / temporary ambulance parking bay, and three EV charging spaces. The inclusion of EV charging points contributes positively to sustainable travel and climate change objectives.

The revised parking layout also provides for a bin store and a footpath link from the bottom of the ramp, improving legibility and functionality within the site. The layout formalises parking and servicing arrangements within an existing care home site and is not expected to result in any unacceptable impact on highway safety.

A retaining wall is shown as part of the car parking arrangement. The wall is required to facilitate the revised parking layout and to manage level changes within the site. Detailed information on the wall height, materials, foundation design and construction methodology can be provided through a suitably worded condition and / or addressed within an Arboricultural Method Statement where works are close to retained trees or Root Protection Areas.

8. Heritage Considerations

St Peter's Church, a Grade II listed building, lies to the north of the site. The proposed hydrotherapy extension is modest in scale and will be read within the context of the existing developed care home site. The works do not affect the listed building fabric and are not considered to cause harm to the significance or setting of the listed church.

The proposal preserves the established character of the site and its surroundings. The limited scale of external built development, together with matching materials, ensures that the scheme will remain visually contained and appropriate to its context.

9. Arboriculture, Trees and Landscape

The application is supported by an Arboricultural Report and Impact Assessment prepared by AWA Tree Consultants, reference AWA7446, dated April 2026. The report surveys 23 items of woody vegetation, comprising 20 individual trees and 3 groups or hedges. Four items are classified as Category B and nineteen as Category C.

Several trees within the site are subject to Tree Preservation Order protection. The revised proposal no longer seeks the removal of the protected Sycamore previously identified as T11 of TPO 6/1992 / T12 in the arboricultural material. This tree is retained within the revised scheme.

The direct tree removals required by the revised development are T6 and T7. T6 is identified as a Category B Norway Maple and T7 as a Category C Cherry. Their removal is required to facilitate alterations to the existing access drive and parking arrangement. No pruning works are identified as necessary to facilitate the development.

The Arboricultural Impact Assessment identifies minor encroachment close to or into the Root Protection Areas of retained trees, including T5, T8, T12, T16 and T21. The report concludes that, because the works are generally limited to the existing hardstanding and existing care home footprint, significant root impacts are unlikely provided appropriate care is taken during construction.

Tree protection fencing should be installed before site clearance, demolition or construction works in accordance with BS 5837:2012. Construction exclusion zones should be maintained around retained trees, with no storage of materials, plant, spoil or equipment within the protected areas. Ground levels within RPAs should remain unaltered unless agreed through a detailed method statement.

The loss of T6 and T7 can be mitigated through replacement planting within the site as part of a soft landscaping scheme. This would maintain the contribution of trees to the amenity and character of the site over the long term.

10. Ecology and Biodiversity Net Gain

The revised application scope has materially reduced the extent of habitat impact when compared with the earlier proposal. The children's outdoor play equipment / outdoor play area works are no longer included, and the TPO Sycamore previously referenced for removal is retained.

The proposed hydrotherapy extension and revised parking works are principally associated with the existing building, access and hardstanding areas. The development is therefore expected to have limited ecological impact, subject to the submitted ecology information and the final assessment of any habitat affected by the works.

If the Local Planning Authority considers that the statutory biodiversity net gain requirements apply, the applicant will provide the necessary Biodiversity Gain Plan and supporting information at the appropriate stage. If the development falls within an applicable exemption, this should be confirmed by the submitted ecology / BNG information.

11. Residential Amenity and Operational Effects

The use of the site as a care home is well established. The proposed children's residential care use remains within Class C2 and will operate from the existing building with internal reconfiguration and a limited external extension. The hydrotherapy pool will support residents' therapy and wellbeing and is not a public leisure facility.

The extension is modest in scale and positioned within the existing developed site. It will not give rise to unacceptable overlooking, loss of privacy, overshadowing or overbearing effects. The absence of external plant also avoids introducing new plant noise to the surrounding area.

12. Planning Balance and Justification

The revised development provides clear planning benefits. It brings an established care home site back into beneficial use, provides specialist accommodation for children with additional needs, and delivers a hydrotherapy facility that will support physical therapy, sensory regulation, rehabilitation and health outcomes.

The physical works are modest and appropriate to the established character of the site. The proposed extension is single storey, materials will match the existing building, the car park layout is formalised and improved, EV charging is provided, and the previously proposed play area works and protected tree removal are no longer part of the scheme.

Any residual technical matters, including detailed tree protection measures and the precise specification for the retaining wall, can be secured by appropriately worded planning conditions. The development therefore represents a proportionate and acceptable enhancement to an existing Class C2 residential institution.

13. Conclusion

This updated Planning Statement supports the amended application for Woodlands Lodge. The revised proposal comprises the change of use of the existing Elderly Residential Care Home (Class C2) to a Children's Residential Care Home (Class C2), the erection of a single-storey hydrotherapy pool extension, internal alterations, and associated car parking works including a retaining wall and EV charging points.

The revised scheme removes the previously proposed children's outdoor play equipment / outdoor play area works and no longer seeks removal of the protected Sycamore identified as T11 of TPO 6/1992 / T12 in the arboricultural material. The only tree removals required by the revised scheme are T6 and T7, which can be mitigated by replacement planting and controlled through arboricultural protection measures.

The development is acceptable in design, access, heritage, highway, arboricultural, ecological and amenity terms. It accords with the Barnsley Local Plan and relevant national planning policy. Planning permission should therefore be granted subject to appropriate conditions.