

# Planning Statement

Proposed Hydrotherapy Pool Extension

Woodlands Lodge, Hawshaw Lane, Hoyland, Barnsley, S74 0HH

## 1. Introduction

This Planning Statement supports a full planning application for the construction of a single-storey hydrotherapy pool extension to serve the existing Woodlands Lodge building, which is being refurbished and reconfigured to provide specialist accommodation and care for children with autism, physical and learning disabilities, and complex medical needs.

The proposal seeks consent solely for the hydrotherapy pool addition and associated external works and limited tree works within the site, with supporting arboricultural information submitted where relevant. The main building reconfiguration and use fall within the existing lawful C2 (Residential Institution) use and do not in themselves constitute development requiring planning permission. This Lawful change of use within C2 (Residential Institution) is a Change of use of an existing Elderly Residential Care Home (Class C2) to Children's Residential Care Home (Class C2).

## 2. Site and Surroundings

Woodlands Lodge is a former 54-bed care home located off Hawshaw Lane, Hoyland, approximately 1 mile south-east of Hoyland town centre. The building is set within a mature site extending to around 0.40 hectares (1 acre) and is bordered by St Peter's Church (Grade II listed) to the north, Hoyland Leisure Centre to the south, and established residential properties to the west.

The existing property is a combination of a two-storey original stone building with later single-storey brick extensions added circa 2009. It benefits from direct vehicular access, private parking, and extensive garden areas.

## 3. Planning History and Use

The lawful use of the site is C2 (Residential Institution), most recently operated as a care home for elderly residents. The current proposal by Church View Children's Place is to adapt the building to provide children's residential accommodation with therapeutic and learning facilities.

The proposed use remains within the established C2 use class, and internal reconfiguration works do not require planning permission.

## 4. Proposal

The application seeks planning permission for the construction of a hydrotherapy pool extension linked to the eastern elevation of the existing building (as shown on drawing *25-051-02 PROPOSED FLOOR PLANS*).

Key features:

- Pool dimensions: approximately 6.0 m × 4.0 m. Plant room at the rear.
- Changing/toilet incorporated within the adjoining section of the existing building, minimising new build area.
- Access: via existing fire door opening directly onto poolside.
- Roof: materials to match existing.
- Cladding and fenestration: sympathetic to the existing building.
- Landscaping: existing boundary planting retained with modest patio/hardstanding around the pool extension.

The overall new build area is estimated to be 100 m<sup>2</sup>, keeping the visual and environmental impact to a minimum.

It is considered that the proposed use; Children's Residential Care Home (Class C2) from its existing Elderly Residential Care Home (Class C2) use constitutes Lawful Development of the site.

In addition, the application seeks the Removal of Sycamore tree T11 of TPO 6/1992 (labelled T12 in ARBORICULTURAL REPORT AWA7313)

## 5. Planning Policy Context

The proposal accords with relevant policies of the Barnsley Local Plan (adopted January 2019), notably:

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

## 6. Design and Access Considerations

The hydrotherapy extension is designed for ease of access by children with mobility and sensory needs.

- Level access will be provided from the main building.
- The building will meet current accessibility and safeguarding standards (Approved Document M & BS 8300).
- The design follows a simple, domestic-scaled appearance to harmonise with the existing single-storey accommodation.
- The massing, roof pitch and materials are in keeping with the host building.

## 7. Heritage and Trees

The proximity of St Peter's Church (Grade II listed) to the north of the site means that the proposal (on the south side of the site) will not impact the listed building.

Several TPO trees are present within the site boundary; therefore, an Arboricultural Impact Assessment (AIA) and Tree Survey will accompany the application.

Trees T6, T7 and T12 will be removed as part of this proposal. T12 is a tree to which a Tree Protection Order is active (T11 of TPO 6/1992).

## 8. Ecology and Biodiversity

The proposed extension footprint is 100 m<sup>2</sup>. This part of the development is expected to fall within the BNG (Biodiversity Net Gain) exemption threshold (less than 25 m<sup>2</sup> on-site habitat impact).

However, due to the proposed removal of three trees and proposed childrens play area, the requirement for Biodiversity Net Gain will be assessed and, if required, a Biodiversity Gain Plan will be submitted.

## 9. Ground Conditions and Other Reports

The site is likely to require a Coal Mining Risk Assessment due to its location within a Coal Authority referral area.

The site is not within a flood risk zone.

## 10. Planning Justification and Need

The proposed hydrotherapy facility forms a key part of the therapeutic and rehabilitation provision for children at Woodlands Lodge. It will support physical therapy, sensory regulation, and health recovery, significantly improving outcomes for residents with high dependency and complex needs. The proposal represents a modest, well-designed enhancement to an existing C2 facility that aligns with local and national policy objectives to improve inclusive care provision.

The use of the site as a children's residential care home falls within the same Class C2 (Residential Institution) use as the previous elderly care home. As such, the change in occupant group does not constitute development requiring planning permission.

In respect of arboricultural considerations, the removal of one tree subject to Tree Preservation Order (identified as T12 within the Arboricultural Impact Assessment and as T11 within TPO 6/1992) is proposed. The tree is categorised as a lower quality 'Category C' specimen and exhibits structural characteristics that give rise to increased risk, including a pronounced basal lean and multi-stemmed form with compression unions.

The tree is located within an area required for the proposed children's play space, where its retention would conflict with the safe layout and operation of the facility. Given the vulnerability of future site users and the need to provide a safe and accessible outdoor

environment, its removal is considered justified on both arboricultural and operational grounds.

The loss of this tree will be mitigated through a programme of replacement planting within the site, using appropriate species that are better suited to the intended use of the space and will ensure the continued contribution of tree cover to the character and amenity of the site.

## 11. Conclusion

The proposed hydrotherapy pool extension is a small-scale, sensitively designed addition to an existing lawful C2 residential institution. It will have minimal visual and environmental impact, respect the character of the building and its surroundings, and deliver clear public and social benefits through enhanced care provision for children with additional needs.

The associated internal reconfiguration and change from elderly care to children's residential care fall within the same Class C2 use and therefore constitute lawful development, not requiring planning permission.

The proposed removal of one TPO tree is justified on sound arboricultural and safety grounds and will be appropriately mitigated through replacement planting, ensuring no net loss to site quality or amenity.

The development therefore complies with the Barnsley Local Plan, the NPPF (2023), and all other relevant material considerations. Planning permission should be granted accordingly.