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Consultee Response 1

Change of use application from C3 dwellinghouse to C2
Residential Care Home and Regularisation of Outbuilding 2

Mistyfield House

134 Church Hill, Royston

Rev – P01



Consultee Response 1

Mistyfield House, 134 Church Hill, Royston, S71 4AQ

- **Applicant:** Jaiswal Property Developments Ltd
- **Agent:** Architectural Vision Ltd
- **Date:** July 23rd 2026
- **Consultee Response 1:** Response to Comments Raised by **Councillor Stefan McCrum**
- **Prepared by:** Architectural Vision Ltd on behalf of the Applicant.

1.0 Introduction

This statement has been prepared to address the points raised by Councillor Stefan McCrum in his consultation response dated 13th July 2026.

The applicant understands that the introduction of a new residential care home in an established residential street may give rise to questions and concerns among local residents and their elected representatives. The applicant's intention in providing this information is to respond helpfully and transparently, to allay any unnecessary fears, and to demonstrate that the proposed development has been carefully considered in terms of its day-to-day operation and its relationship with the surrounding community.

The proposals seek to create a high-quality, small-scale residential care home for adults and young adults with autism and learning disabilities.

The scheme has been developed in close discussion with the intended operator of the property, who has significant experience of managing comparable residential care services across the region, and following constructive discussions with Barnsley Council's Adult Social Care commissioners, who have confirmed a clear local need for this type of high-quality residential provision for adults and young adults with autism and learning disabilities.

2.0 Capacity of the Property

Councillor McCrum has expressed concern that the property cannot handle the proposed capacity. The application seeks permission for a maximum of seven residents. It is important to note that five people currently live full-time in the main house and annex. In

addition, as a multi-generational household that regularly includes children, step-children and grandchildren, there are often more than seven people staying at the property. The additional capacity proposed under this application is created solely through the conversion and modest extension of the existing outbuilding at the rear of the garden.

The intended operator has confirmed from extensive practical experience that a property of this size and layout can comfortably and successfully accommodate this number of residents when properly staffed and managed. The existing household has occupied the site for a number of years without causing disturbance or excessive activity, and the proposed use will operate in a calm and structured manner.

3.0 Parking

The concern has been raised that the site may not have suitable space for parking. In practice, the parking demand associated with the proposed use is expected to be comparable to, or only slightly higher than, that of the existing residential use of the property.

The future residents of the care home will not drive and will not own cars. Parking demand will therefore be limited to staff vehicles. The intended operator has confirmed that the service will employ a maximum of eight full-time-equivalent staff, with an average of six staff present overnight. Daytime staffing levels will vary according to residents' needs, but the overall number of vehicles associated with the operation is expected to remain modest.

The site itself has ample capacity. The existing household currently parks four cars and two caravans on the site and already has space for up to seven cars. The two existing vehicular accesses and the generous gravelled areas to either side of the dwelling provide sufficient room for vehicles to enter, park and leave without difficulty. The proposed care home will not require any increase in the physical parking area of the site beyond what is already available and in regular use.

In addition, the applicant intends to promote a Cycle to Work scheme and the use of public transport wherever practical, further reducing reliance on private cars by staff. Taken together, these factors demonstrate that the site can accommodate the parking demand associated with the proposed use without placing additional pressure on Church Hill.

4.0 Loading and Unloading

Concerns have also been raised about space for loading and unloading. Significant loading and unloading activity will only occur during the initial move-in of furniture and personal belongings. Thereafter, deliveries are expected to be of a normal residential scale.

The intended operator has confirmed that ongoing deliveries will typically consist of a weekly grocery delivery, similar to that received by many ordinary households. As part of the support and development programme for residents, the care team will actively encourage and support residents to shop locally under supervision, which will further reduce the frequency of deliveries. Medication will be delivered approximately once a month by a small pharmacy vehicle, with items carried into the property on foot. All deliveries will be made by small residential-scale vehicles and can be accommodated and unloaded entirely within the site boundary.

For context, the current multi-generational household already receives approximately 10 to 12 deliveries per week. The proposed care home is therefore expected to generate a lower level of delivery activity than the existing residential use of the property.

5.0 Potential Nuisance and Impact on Neighbouring Residents

The applicant fully understands the importance of ensuring that the proposed use does not cause disturbance or nuisance to neighbouring residents. The residents will be young adults with complex needs who require round-the-clock (24-hour) personal care and support. With multiple staff members present on site at any one time, any potential issues can be identified and managed promptly and calmly as part of the normal operational management of the service.

The service will be registered with the Care Quality Commission (CQC) under the regulated activity of "Accommodation for persons who require nursing or personal care". Before registration is granted, the CQC will assess whether the provider can meet the Fundamental Standards set out in the Health and Social Care Act 2008 (Regulated Activities) Regulations 2014. These include requirements relating to person-centred care (Regulation 9), safe care & treatment (Regulation 12), premises and equipment suitable for the purpose (Regulation 15), and good governance (Regulation 17). Staff must also receive appropriate training in supporting autistic people and people with a learning disability.

Once registered, the service will remain subject to ongoing CQC regulation and inspection. Providers are expected to maintain robust systems for assessing and managing behaviours

that may challenge, including individual support plans and staff training. While the CQC's primary focus is the quality and safety of care for residents, the combination of professional registration, ongoing monitoring and on-site management provides an additional layer of oversight and accountability.

The intended operator has confirmed from experience of managing numerous similar services that properly run residential care homes of this nature do not generate issues of nuisance to neighbouring residents. The operator and the applicant also intend to undertake community engagement as part of the commissioning and start-up process, giving local residents the opportunity to ask questions and understand how the service will operate.

6.0 Local Precedents

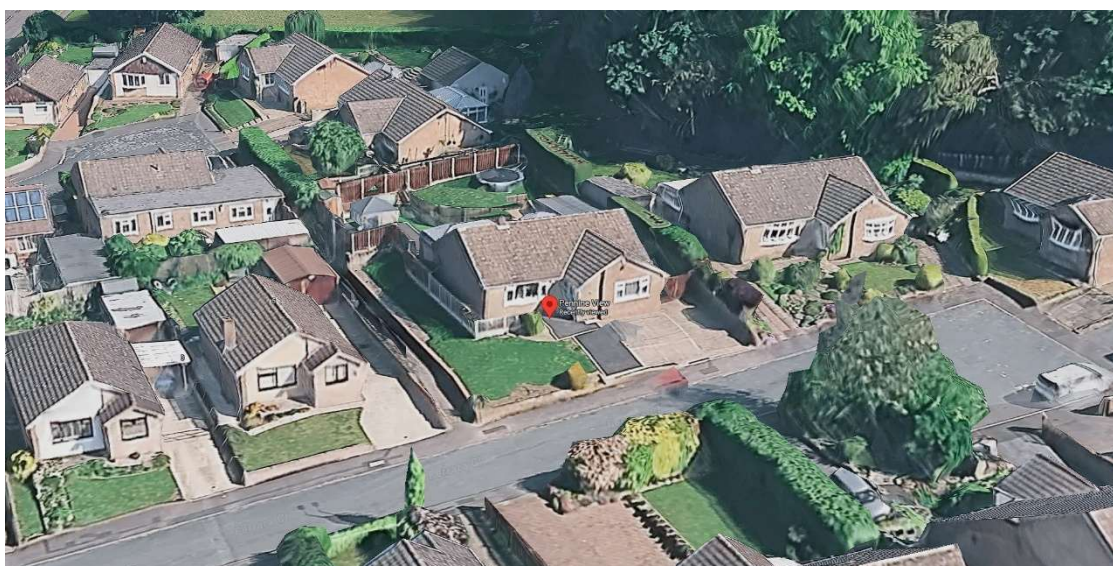
The Care Quality Commission has for several years actively promoted a shift away from large, institutional forms of accommodation for autistic people and people with a learning disability towards smaller, more domestic-scale services located within ordinary residential communities. Current CQC guidance, including Registering the Right Support, emphasises that new services should support people to live normal lives in normal residential housing, with a strong focus on inclusion within the local community. The proposals for Mistyfield House have been deliberately designed in this spirit. They involve the conversion and modest adaptation of an existing dwelling rather than the creation of a new institutional building, and they seek to provide a calm, homely environment within an established residential street.

There are already a number of established residential care and supported living services for adults with autism, learning disabilities and complex needs operating successfully in ordinary residential streets across the Barnsley borough. These services demonstrate that specialist residential provision can sit comfortably within existing residential neighbourhoods when properly managed. A schedule of local examples is provided in Appendix 1 – Local Case Study Developments. Publicly available records, including CQC inspection reports and general searches of news and planning sources, do not indicate any record of neighbour complaints or nuisance issues associated with these services.

Four examples that are particularly comparable in scale and setting to the proposed development at Mistyfield House are illustrated below. In each case the level of on-site parking visible is similar to, or lower than, the parking capacity available at Mistyfield House.



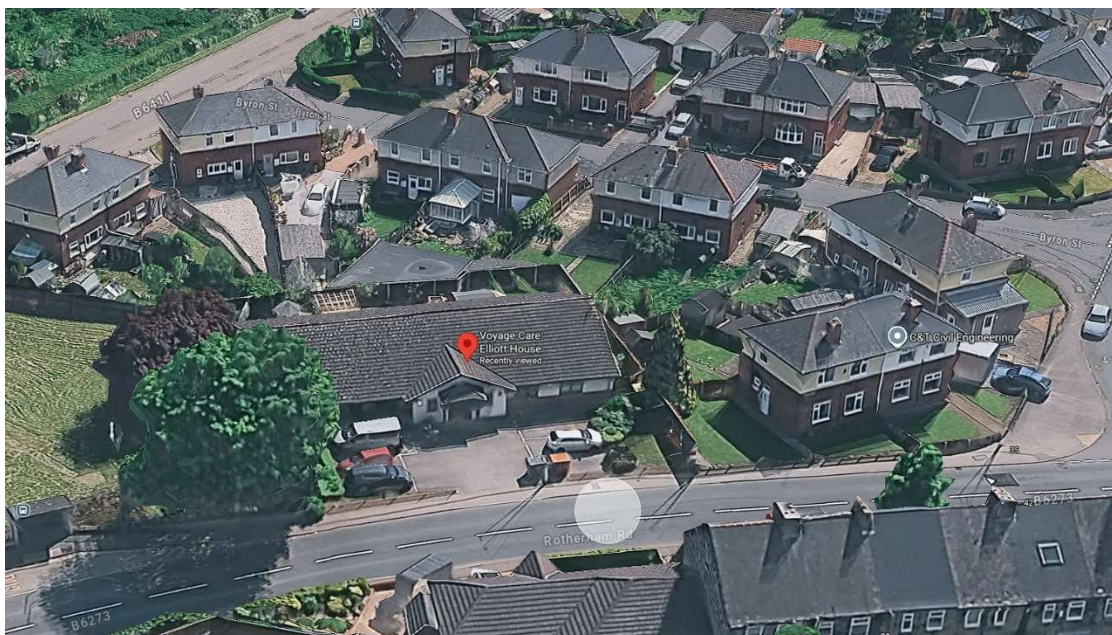
13 Station Road (Above), Lundwood – Aspire in the Community (7 bed): Detached residential property on Station Road in a residential area of Lundwood. The service provides seven places (group home plus single occupancy bungalow) for adults and operates as a domestic-scale residential care home within an ordinary residential street. On-site parking is limited to a modest frontage and side area.



Pennine View (Above), 7 Ferrara Close, Darfield – Swanton (2 bed): Small bungalow in a quiet residential cul-de-sac. A very low-impact, domestic-scale service that sits comfortably within an established residential neighbourhood. Parking is limited to the private driveway serving the property.



Knollbeck (Above) – Involve Care and Support (8 bed): Specialist residential service providing eight ensuite bedrooms for adults with mental health needs. Located within a residential area of Barnsley. The aerial view shows a modest level of parking within the site curtilage, comparable to or less than the capacity available at Mistyfield House.



Elliott House (Above), Rotherham Road, Great Houghton – Voyage Care (6 bed): Six-bed residential care home located on Rotherham Road in a residential village setting on the edge of Barnsley. The property sits within a normal residential street and provides a modest level of on-site parking.

These examples, together with the wider schedule of local services set out in the appendix, demonstrate that small and medium-scale residential care provision for adults with complex needs is already well established within ordinary residential streets across the borough, without giving rise to recorded issues of disturbance or nuisance to neighbouring residents.

7.0 Conclusion

The applicant hopes that the information set out above helps to address the specific points raised and provides reassurance that the proposed development has been carefully considered in terms of its capacity, parking, servicing arrangements and day-to-day management. The scheme is intended to provide a calm, well-managed home for a small number of vulnerable adults within a domestic-scale setting, supported by experienced staff and subject to professional regulation by the Care Quality Commission.

Local precedent further supports the proposals. A range of comparable residential care and supported living services already operate successfully in ordinary residential streets across Barnsley, and publicly available records do not indicate any pattern of neighbour complaints or nuisance associated with these services. The proposals have also been informed by discussions with Barnsley Council's Adult Social Care team, who have identified a local need for this form of specialist residential care.

We remain happy to answer any further questions that the Case Officer, Councillor McCrum or local residents may have, and we are committed to working positively with the local community as the project progresses.

Appendix 1 – Local Case Study Developments

Project: 0110 - Mistyfield House, Barnsley
Date: 22/07/2026
Rev: P01
File: 0110 - Mistyfield House, Local Case Study Developments

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LOCAL CASE STUDY DEVELOPMENTS						
Example	Provider	Web Site	Google Maps	Capacity	Setting	NOTES
199 Burton Road, Barnsley, S71 2HQ	Aspire Care	https://aspirecare.co.uk/services/residential-care/199-burton-rd/	https://www.google.co.uk/maps/place/Aspire+in+The+Community+Ltd/@53.5644985,-1.4500449,67a,35y,210.47h,55.85t/data=!3m1!1e3!4m6!3m5!1s0x4879654142241277:0x1731662604100227!8s3124531662270141	4	Detached house in a normal residential street	Four-bed residential care home for adults with autism. Operates as a small, domestic-scale service within a standard residential area. Closely comparable client group and setting to the proposed development at Mistyfield House. Strong local precedent.
Shaftsbury House, 53 Mount Vernon Rd, Barnsley S70 4DJ	Sun Healthcare	https://sunhealthcare.co.uk/shaftsbury-house/	https://www.google.com/maps/place/Shaftsbury+House/@53.5416854,-1.470466,75a,35y,220.23h,62.97t/data=!3m1!1e3!4m6!3m5!1s0x48797ac5289bfeb7:0x64126f6ee06f3c95!8m2!3d53.5408399!4d-1.4717208!16s%2Fg%2F1tnhxv9?entry=tту&_ep=EgovMDI2MDcxNC4wIKXMDSoASAFQAw	11	Suburban residential location close to town centre	Eleven-bed residential care home for adults with learning disabilities and complex needs. Long-established service operating successfully in a normal residential setting. Demonstrates that larger residential care provision can be successfully integrated into an existing residential area without adverse impact.
Rockingham Close, 2 Rockingham Cl, Birdwell, Barnsley S70 5XH	Lifeways	https://lifeways.co.uk/families/support-search/rockingham-close	https://www.google.com/maps/place/2+Rockingham+Cl,+Birdwell,+Barnsley+S70+5XH/@53.5019734,-1.4704871,52a,35y,336.5h,72.29t/data=!3m1!1e3!4m6!3m5!1s0x48797a530264047f:0x5ad62f131e197ba8!8m2!3d53.5030926!4d-	4	Bungalow in a peaceful residential area.	Four-bed supported living bungalow for adults and young adults with autism and learning disabilities. Small-scale, low-impact service in a peaceful residential street. Good example of domestic-scale supported living that sits comfortably within an established residential neighbourhood.
Dove Valley Mews, 75 Park St, Wombwell, Barnsley	Cygnnet Social Care	https://www.cygnnetgroup.com/locations/dove-valley-mews/	https://www.google.com/maps/place/Dove+Valley+Mews/@53.5170852,-1.3894182,71a,35y,350.94h,58.53t/data=!3m1!1e3!4m6!3m5!1s0x4879713e01d78aa3:0x3030a7c1def760f!8m2!3d53.5184039!4d-	8	Purpose-built / adapted accommodation in a mixed residential street of detached and terraced properties.	Eight-bed residential service for adults with learning disabilities and complex needs. Located in a busy but ordinary residential street. Demonstrates that specialist residential care can operate successfully within an existing residential community.
High Street, 6 High Street, Dodworth, Barnsley S75 3RF	Sanctuary Supported Living	https://www.sanctuary-supported-living.co.uk/support-services/disability/high-street-barnsley	https://www.google.com/maps/place/High+Street+-+Sanctuary+Supported+Living/@53.5436568,-1.5260243,95a,35y,160.57h,54.64t/data=!3m1!1e3!4m6!3m5!1s0x48797b5abd33a3a1:0x1de0508e56f943c7!8m2!3d53.5423465!4d-	9	Former council office conversion in a residential and semi-commercial street.	Nine-bed shared house with self-contained flats for adults with learning disabilities and mental health needs. Provides communal facilities (lounge, kitchen, garden) with on-site staff support. Example of a converted residential-scale property successfully providing specialist supported living within an established
Aspire in the Community, 13 Station Rd, Lundwood, Barnsley S71 5LA, United Kingdom	Aspire Care	https://aspirecare.co.uk/services/residential-care/13-station-rd/	https://www.google.co.uk/maps/place/Aspire+in+The+Community+Ltd/@53.5680906,-1.4291774,73a,35y,350.31h,55.77t/data=!3m1!1e3!4m6!3m5!1s0x48796ff6	7	Detached residential property on Station Road in Lundwood, a residential area of Barnsley.	Seven-bed residential care service (group home plus single occupancy bungalow) for adults. Operated by Aspire Care in an ordinary residential street. Good local example of domestic-scale residential care within an established residential neighbourhood.
Rosglen, 2 Highfield Range, Darfield, Barnsley S73 9BQ, UK	National Care Group	https://nationalcaregroup.com/service/rosglen-barnsley/	https://www.google.co.uk/maps/place/2+Highfield+Range,+Darfield,+Barnsley+S73+9BQ,+UK/@53.5414669,-1.3769787,91a,35y,186.56h,52.87t/data=!3m1!1e3!4m6!3m5!1s0x487971cc65b0f417:0x1486a29c1dc58f60!8m2!3d53.5403341!4d-	6	Residential property in a quiet residential street in Darfield.	Six-bed specialist residential service for adults with neurological needs and acquired brain injury. Located in a normal residential area. Demonstrates successful integration of specialist residential care within an existing residential community.
The Brambles, 28 Silver St, Dodworth, Barnsley S75 3NP, United Kingdom	Making Space	https://www.makingspace.co.uk/our-services/residential-care-services/post/53-silver-stre	https://www.google.com/maps/place/The+Brambles/@53.5396465,-1.5210871,148a,35y,131.52h,52.97t/data=!3m1!1e3!4m6!3m5!1s0x48797b4412a222ed:0x66fa971c001b88a8!8m2!3d53.5384091!4d-	6	Six-bed residential / short-break service for adults with learning disabilities and autism.	Six-bed residential / short-break service for adults with learning disabilities and autism. Operates in an ordinary residential street in Dodworth. Useful local example of specialist residential provision within an established residential setting.
Pennine View, 7 Ferrara Cl, Darfield, Barnsley S73 9RB, United Kingdom	Swanton	https://www.swantoncare.com/branch/location-pennine-view/	https://www.google.com/maps/place/Pennine+View/@53.5369981,-1.391823,51a,35y,10.65h,53.95t/data=!3m1!1e3!4m6!3m5!1s0x4879703719f84ac9:0xc178002f1bac559d!8m2!3d53.5375842!4d-	2	Bungalow / small residential property in a quiet residential close in Darfield.	Very small two-bed residential service. Low-impact, domestic-scale provision in a peaceful residential cul-de-sac. Good example of small-scale care that sits comfortably within an ordinary residential neighbourhood.
Knollbeck, GJ5C+PR4 Barnsley, United Kingdom	Ivolve Care and Support	https://involve.care/locations/knollbeck/	https://www.google.com/maps/place/53%C2%8030'33.3%22N+1%C2%8022'40.5%22W/@53.5098676,-1.3770187,68a,35y,211.98h,53.91t/data=!3m1!1e3!4m4!3m3!8m2!3d53.509245!4d-1.377929?entry=tту&_ep=EgovMDI2MDcyMC4wIKXMDSoASAFQAw%3D%3D	8	Residential service in the Barnsley area.	Eight-bed specialist residential service for adults with mental health needs, providing ensuite accommodation. Example of a larger residential care service operating within the local area.
Elliott House, Rotherham Rd, Great Houghton, Barnsley S72 0EG, United Kingdom	Voyage Care	https://www.voyagecare.com/service/elliott-house/	https://www.google.com/maps/place/Voyage+Care:+Elliott+House/@53.5515678,-1.348501,64a,35y,86.3h,60.46t/data=!3m1!1e3!4m6!3m5!1s0x487971e583	6	Residential property on Rotherham Road in Great Houghton, a residential village setting.	Six-bed residential care home operated by Voyage Care. Located in a residential area on the edge of Barnsley. Demonstrates established residential care provision within a normal residential community.