

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. 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.

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.

- Changing/toilet and plant room 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 under 100 m², keeping the visual and environmental impact to a minimum.

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 means that the proposal 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.

8. Ecology and Biodiversity

As the proposed extension footprint is under 100 m², it is expected to fall within the BNG (Biodiversity Net Gain) exemption threshold (less than 25 m² on-site habitat impact).

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.

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