

Application for Outline Planning Permission

Care Home Development for up to 75 Resident Accommodations and 30 Supported Living Accommodation and Warden Accommodation (Use Class C2) at Pot House Lane, Stocksbridge, with Access from Linden Crescent. All other Matters Reserved.

Pot House Lane, Stocksbridge

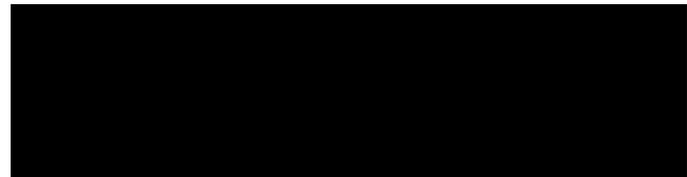
AFFORDABLE HOUSING STATEMENT



November 2023

MILLHOUSE





Registered Office:
The Studio, 69 New Road, Wingerworth, Chesterfield, Derbyshire S42 6UJ

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1. Introduction

- 1.1 This Affordable Housing Statement accompanies and supports the application for OUTLINE planning permission hereby made to Sheffield City Council (SCC) for the development of a care village, comprising a single building older persons' care home (Use Class C2) with capacity to up to 75 resident en-suite bedroom units, with assisted living (warden monitored) accommodation provided for up to 30 residents in a cluster of five, 6-bedroom dwelling units. The applicant is Millhouse Care Group.
- 1.2 The statement addresses issues that are presented by this proposal in relation to potential for affordable housing contributions, and how in the applicant's opinion such contributions are unlikely to be applicable consequent to the use class of development proposed, and that in a wider sense the proposals contribute widely to meeting specific needs in the community, and therefore meets City Council objectives positively without need for further contribution.

2. Location

- 2.1 The application site lies well within the urban framework of Stocksbridge on the southern valley side of the Upper Don valley. It comprises of an area (0.64 ha) of mainly undeveloped land and a single dwelling and curtilage at No. 49 Linden Crescent (vacant). Figure 1 sets out the context of the site.
- 2.2 The application site falls within a predominantly residential area with housing established along its northern boundary to Pot House Lane, and along the eastern part of Linden Avenue to its southern boundary. To the west is an undeveloped boundary to Pot House Lane with the Alpine Care Home to the west of the lane. To the eastern site boundary are the courts and green of Stocksbridge Tennis Club and Stocksbridge Friendship Bowling Club. The town centre is located approximately 400m to the north. The nearest bus stop is at Shay House Lane/Linden Crescent junction approximately 150m to the east of the site.
- 2.3 The site can be seen to be located in a highly sustainable location in respect of its function and resident needs/character of use.



Figure 1: Extent and context of the application site

3. The Proposal

- 3.1 This application is made in outline as described within the Planning Statement with all matters reserved. OUTLINE planning permission is therefore sought from Sheffield City Council (SCC) for the development of a 'care village', comprising a principal building as older persons' care home with up to 75 en-suite bedrooms, with up to 30 assisted living accommodation provided in a cluster of five, six room blocks. The whole development would constitute a C2 Use Class.
- 3.2 The principle of the AL units is to provide an entry pathway to a longer-term care but also to afford the opportunity for a spouse or partner to co-habit with a person in need of residential care, without the need for separation, and or for family and friends to visit and stay overnight. Each assisted living unit would be semi-self-contained with single bedroom (twin beds), kitchenette and bathroom with small living space. Residents of the AL units afforded with all the services provided within the main care block including the provision of catering, maintenance, cleaning, monitoring and access to all communal and grounds amenities and activities therein. On-site 24/7 warden monitoring covers the AL units. Each AL unit is anticipated to be in the region of 50-65m² floorspace.

- 3.3 Vehicular access arrangements are to be secured from Linden Crescent with the demolition of No. 49 necessary to accommodate appropriate junction standards. Gated/controlled pedestrian access would also be available to Pot House Lane from the proposed Assisted Living units, which would also be provided with up to 0.5 parking spaces per unit, reflecting a potentially higher degree of personal autonomy to primary resident partners.
- 3.4 The care village would be a self-contained facility with residential rooms, communal spaces and all staff and care facilities to provide a contemporary, modern and safe care environment at a scale to deliver a viable enterprise.

4. Affordable Housing Statement

- 4.1 This statement has regard to the City Council's policy CS40 of the Core Strategy and SPD on guidance on its Community Infrastructure Levy (CIL) and Planning Obligations. The City Council has invited this statement to be submitted prior to validation of the application.

- 4.2 Policy CS40 of the local Plan states:

Affordable Housing

In all parts of the city, developers of all new housing developments will be required to contribute towards the provision of affordable housing where this is practicable and financially viable.

- 4.3 The applicant's position is that the redevelopment of the site to a C2 Use Class would not constitute a 'housing scheme', but instead is the provision of a Residential Institution under the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020.
- 4.4 The proposals would however make a significant contribution to addressing housing need by contributing to the acute needs of specific groups in society as identified in NPPF Paragraph 61, including older people. The NPPF glossary defines 'Older People' as 'People over or approaching retirement age, including the active, newly- retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialized housing for those with support or care needs. (emphasis added).
- 4.5 The proposals represent the delivery of a significant contribution to meeting the specific housing needs of the Sheffield plan area, and wider region beyond that. The Sheffield and Rotherham Strategic Housing Market Assessment

(2019) (Sheffield Hallam University) sets out at paragraph 7.20 that the area's ageing population is likely to intensify demand for certain types of general needs properties, in certain locations and of certain sizes or physical forms and designs. The survey data identifies households headed by older people who need or want to move in the next five years. This revealed that approximately 5,400 households with older persons in the region alone expect to need to make alternative living arrangements across the SRHM in this period.

- 4.6 The proposals through scale and its contemporary approach to a blended care pathway would directly serve to meet specific and acute need for residential care for elderly people. With the occupation of care home and assisted living capacity for the elderly, wider housing market benefits can accrue from the freeing of family sized housing vacated by residents of the proposals. In doing so a wider contribution to meeting the housing needs of the whole community can be realised.
- 4.7 The applicant is therefore of the opinion that the proposals would not attract CiL contributions to affordable housing.
- 4.8 Notwithstanding the above position, the applicant acknowledges the guidance note CIL & Planning Obligations SPD: Clarification of Approach to Securing Affordable Housing Provisions within Outline Approvals. This states that:

...., as a general rule the matter will need to be covered in a section 106 legal agreement. This will either secure a set amount, or set out the mechanism for assessing viability during the reserved matters stage. (applicant's emphasis)

In cases where the full affordable housing contribution is not committed to at outline stage, the weight afforded to it as a benefit in determining the outline application will be restricted given that viability assessment would be carried out during the reserved matters process.

Applicants will need to be aware that the preparation of a legal agreement will take additional time. So the Council's Planning Legal Team should be contacted either before, or early into the application process. This service will require the payment of a fee. Non-completion of a legal agreement would result in refusal of the outline application.

- 4.9 The applicant recognises this provision and accepts that it may be material to the determination of the outline application and further assessment or viability appraisal made at Reserved Matter stage may be required, and for it to be material in such determination.

Graham Bradford MRTPI
Director, PES Ltd

On behalf of

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