

## 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

# STRATEGIC DRAINAGE STATEMENT



November 2023

**MILLHOUSE**





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## 1. Introduction

- 1.1 This strategic drainage 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 flood risk and drainage issues that are presented by this proposal and demonstrates how it meets City Council objectives positively.

## 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. Site Characteristics

- 3.1 The application site comprises an area (0.64 Ha) of mainly undeveloped land and a single dwelling and curtilage at No. 49 Linden Avenue. A small number of small semi-derelict sheds and former building bases stand across the site, associated with its past use as a smallholding. That use has long since ceased and the site (with the exception of the dwelling) is best described as an unmanaged urban meadow.
- 3.2 The site occupies markedly sloping land, with a fall from the southern Linden Crescent boundaries down to Pot House Lane curtilages of between 3m and 5m, generally increasing to the east. There is little change in relief between east and west boundaries. A topographic survey of the site accompanies the application material. The majority of the site is of a porous surface.
- 3.3 The site is bounded by a variety of residential curtilage boundaries, predominantly stone walling, post and wire and hedges, with a greater concentration of trees beyond the north-east boundary (outside the site). Within the site trees are generally absent with limited self-set individual trees to the western fringes.

- 3.4 Within the south-western corner of the generally rectangular site is 49 Linden Crescent (**Figure 2**). This mid-20<sup>th</sup> century detached dwelling stands separated from other dwellings bounding the site on land which bounds Pot house Lane to the west. It is of no heritage value. The dwelling is not occupied.



**Figure 2.** 49 Linden Crescent

- 3.5 The site falls within Flood Risk Zone 1 – an area of low flooding potential (source: Environment Agency). There are no ecological or heritage designations associated with the site.

#### **4. Pertinent Planning History**

- 4.1 The site was granted outline planning approval for a residential development and a new road access from Linden Crescent (SCC planning reference number 17/01543/OUT) approved on 14 July 2017 subject to conditions.
- 4.2 A Reserved Matters application addressing appearance, landscaping, layout and scale (reference 19/04594/REM) was approved on 18.11.2020 for a development of 14 dwellings with associated parking, landscaping works and formation of access road.
- 4.3 That permission, at the time of making this application, remains extant, but as yet no material start has been made.

- 4.4 Planning permission under the above consent was approved subject to Condition No.9 which stated: *'No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority. Such works shall be achieved by sustainable drainage methods and should the design not include sustainable methods, evidence shall be provided to show why sustainable drainage methods are not feasible for this site. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.'*
- 4.5 The applicant invites a similar worded condition in respect of drainage matters to the current proposals, and as set out in section 7 below, there should be no barriers to this being implementable.

## 5. The Proposal

- 5.1 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 assisted living accommodation provided for up to 30 residents in a cluster of five, six room blocks. Each assisted living unit would be self-contained but afforded with on-site warden monitoring, with each anticipated to be in the region of 50-65m<sup>2</sup> floorspace. Vehicular access arrangements are to be secured from Linden Crescent with the demolition of No. 49 necessary to accommodate appropriate junction standards. Pedestrian access would also be available to Pot House Lane from the proposed Assisted Living units, which would also be provided with 0.5 parking spaces per unit, reflecting higher personal autonomy to those residents. The care home 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.
- 5.2 The indicative layout for the site (**Figure 3**) utilises the access arrangements as currently approved under planning permission 19/04594/REM. Staff and visitor parking would be provided proportionate to the scale of the development, recognising that a great majority of the residents of the care home of assisted living units would not be drivers/car owners. The main care home would be centrally located on the site, with the assisted living units being located in the Pot House Lane environs to the west, with level pedestrian access to the street. In presenting the assisted care dwellings to the lane a coherent relationship in terms of street scene and scale of

development would be achieved to the public realm. Visitor and staff parking would be provided to the southern areas of the site, with open greenspaces retained around the east and north perimeters of the site in which to provide amenity, habitat and SUDS functionality.



Figure 3: Indicative site layout.

## 6. Flood and Drainage Planning Policy Context

### NPPF

- 6.1 The National Planning Policy Framework (September 2023) sets out up-to-date government planning priorities is an important material consideration in determining planning applications.
- 6.2 In relation to flooding and drainage NPPF paragraph 154 states that new development should be planned for in ways that: avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.

- 6.3 Paragraph 38 of the NPPF supports a positive approach to dealing with planning applications. It states that local planning authorities should approach decisions on proposed development in a positive and creative way and to work proactively with applicants to secure developments that will improve the economic, social, and environmental conditions of the area. It states decisively that *decision-makers at every level should seek to approve applications for sustainable development where possible*.
- 6.4 NPPF 159 notes that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.
- 6.5 Paragraph 169 of the NPPF notes that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate. The systems used should:
- a) take account of advice from the lead local flood authority;
  - b) have appropriate proposed minimum operational standards;
  - c) have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
  - d) where possible, provide multifunctional benefits.

### The Sheffield Local Plan and Housing Supply Context


- 6.6 The pertinent elements of the adopted development plan for the site comprises the Sheffield City Council **Adopted Core Strategy** 2009 and saved components of the Sheffield UDP, although the latter is significantly out-of-date. Consequently, this plan precedes NPPF and in most respects suggests full weight should be afforded to the provisions of NPPF. Nevertheless, it remains the formal starting point in law for the determination of planning applications.
- 6.7 Policy CS67 addresses flood risk management. It seeks to reduce the risk of flooding by (as pertinent to the site):
- a) requiring that all developments significantly limit surface water run-off;
  - b) requiring the use of Sustainable Drainage Systems or sustainable drainage techniques on all sites where feasible and practicable;
  - c) promoting sustainable drainage management, particularly in rural areas;
  - d) not culverting and not building over watercourses wherever practicable;
  - e) encouraging the removal of existing culverting; ...
  - k) ensuring any highly vulnerable uses are not located in areas at risk of flooding;
  - l) ensuring safe access to and from an area with a low probability of flooding.



## 7. Flood Risk and Drainage Context

- 7.1 The preceding section sets out the policy context for the proposals in relation to flooding and drainage. As set out below, the development proposals can be seen to be able to meet the expectations of national and local policy as far as is reasonable for this Outline application with all matters reserved.
- 7.2 **Figure 4** below sets out the Environment Agency Flood Risk for Planning map of the site. This clearly illustrates that the site is **Flood Zone 1** and is therefore at **very low risk of flooding**. The proposals would therefore meet the headline aspirations of NPPF and no sequential test I necessary.

03388179001-1699455184200.pdf



Environment Agency

### Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	426709/398167	14 Nov 2023 11:32

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

**Notes**

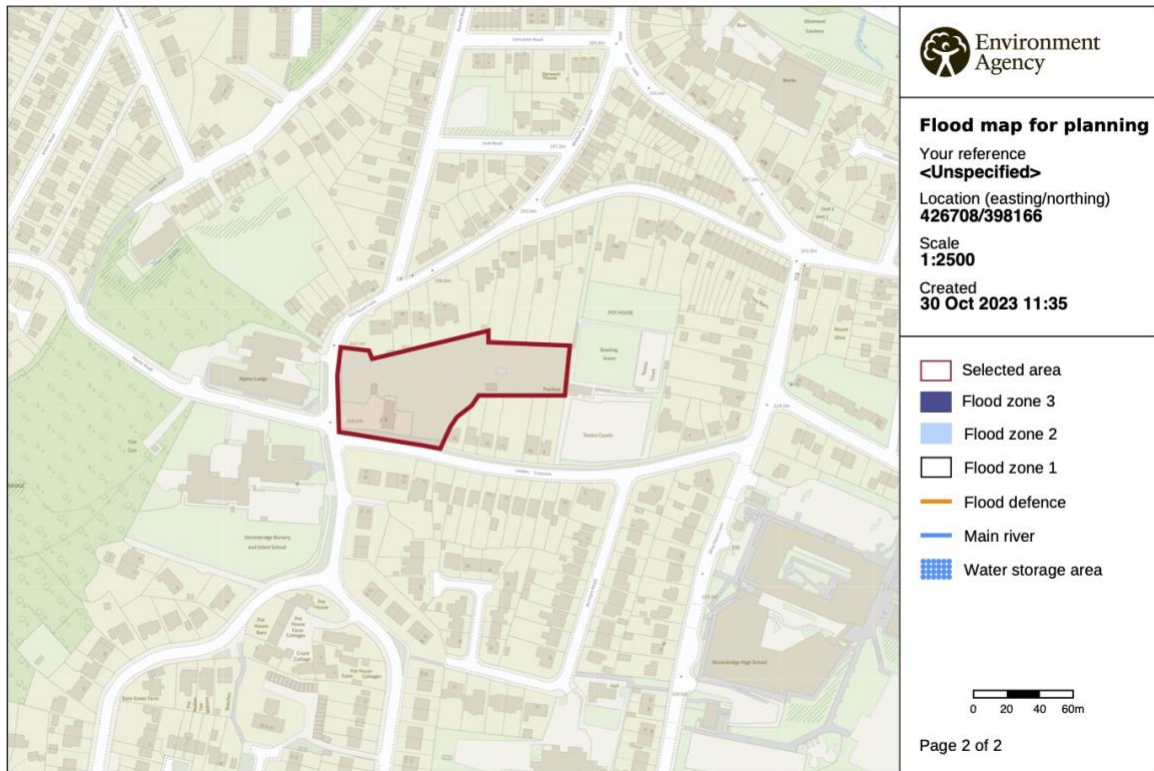
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

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**Figure 4:** Flood Risk Map for planning (source E.A.)

- 7.3 **Figures 5 and 6** (below) set out the surface water flood risk at the site. This illustrates that the site is no high or medium risk areas of the site to surface water flooding. Small liner sections of the site are at *Low Risk* of surface water flooding, at low depth as flooding from surface water.
- 7.4 In both respects the site would appear to be unrestricted in policy terms by flood risk consideration and removes any need of sequential tests for the location of the proposal. Therefore, appropriate and proper consideration of on-site drainage and sustainable water management would be pertinent to the layout of the site and consideration of it by the LPA. Compliance with Policy CS67 would therefore be direct a detailed scheme to incorporate sufficient SUDS/natural soak-away capacity at the site.
- 7.5 The application presents an indicative site layout only (**figure 3 above**). This will be subject to refinement through the reserved matters stage, responding to a number of detailed factors at that time in respect to market conditions, care provision regulation and site-specific issues arising at detailed design stage. However, this illustrates that as a ‘care village’ concept suitable areas of landscaping and open space will be retained for reasons of resident and neighbour amenity, biodiversity net gain and surface water drainage capacity.

7.6 The sloping topography of the site and the identified low-risk scenario surface water flow channels will require detailed SUDS and soakaway solutions to be integrated within the reserved matters scheme. However, at this stage of the overall planning process it is appropriate to recognise that such matters may be pertinent, and given that the very limited extent of the risk is such that sustainable engineering solution will be highly feasible. As such there should be no reason why the principle of the proposals should be resisted on surface water or drainage matters.

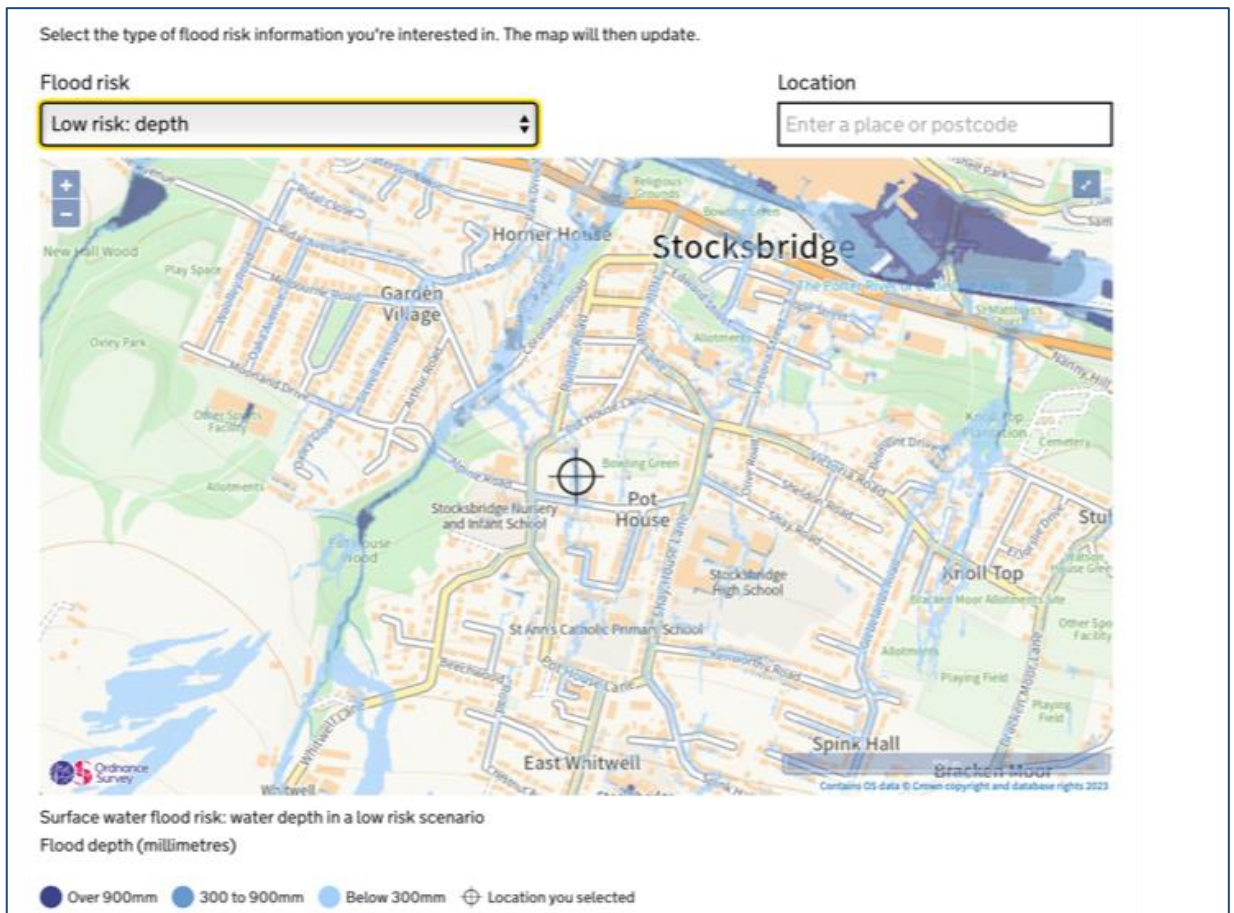


Figure 5: Surface water flood risk depth – low risk scenario. (source E.A.)

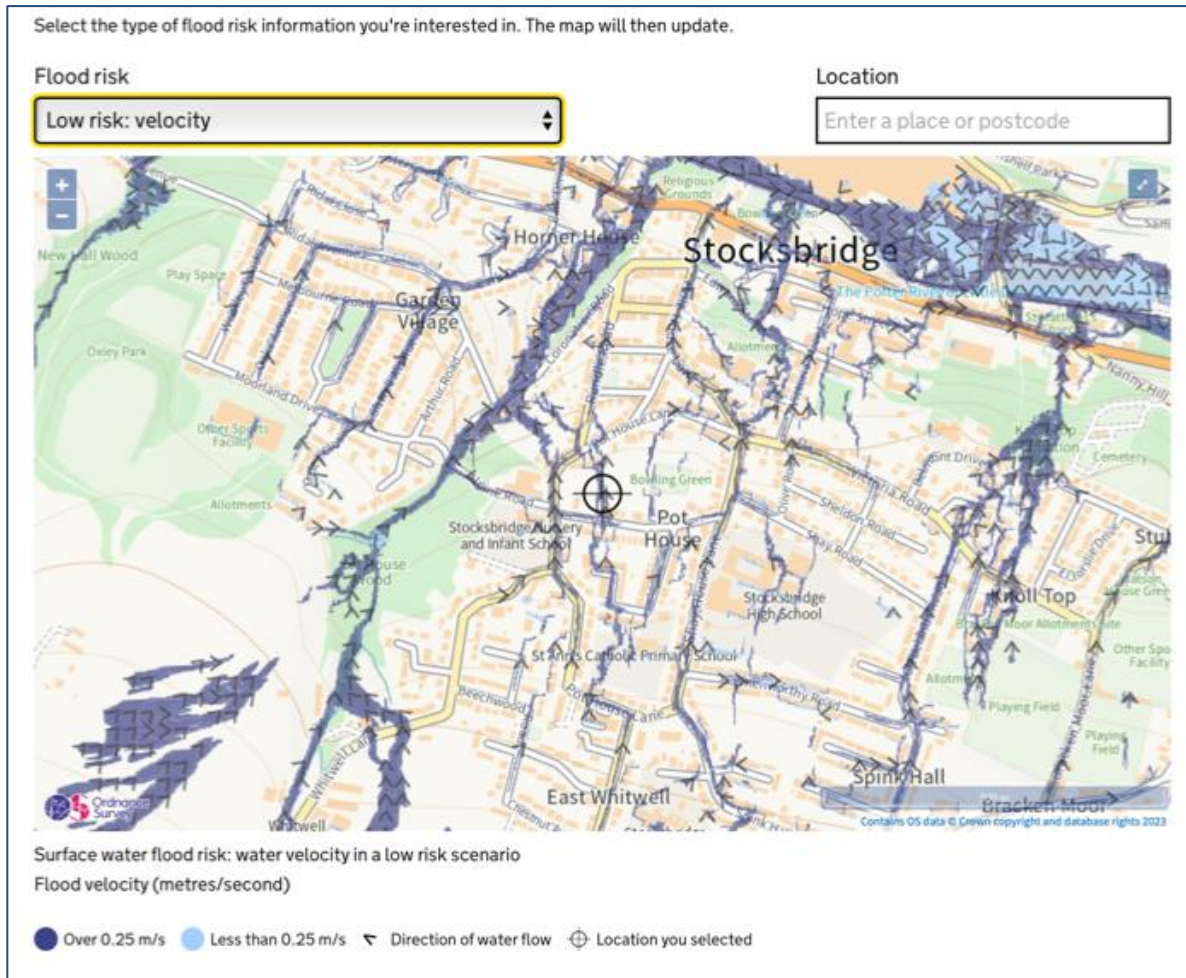


Figure 6: Surface water flood risk velocity – low risk scenario. (source E.A.)

## 8. Summary

8.1 Notwithstanding the outline application with all matters reserved status affords limited detail on layout across the site, it is clear from the proposed use, and the site’s location within the residential area of the town, its character and opportunity for integrated green space for SUDS and soak-away drainage that the site is able to accommodate the proposed development without harm arising in respect to flooding and drainage matters.

**Graham Bradford** MRTPI  
Director, PES Ltd

On behalf of

**MILLHOUSE**