

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

SUSTAINABILITY STATEMENT



October 2023

MILLHOUSE





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1. Introduction

- 1.1 This 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 sustainability 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.
- 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-20th 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

- 3.6 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.

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 50-65m² 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.



Figure 3: Indicative site layout.

6. Sustainability Statement

6.1 Sheffield City Council guidance presents 5 questions to be addressed within the Sustainability Statement:

- Does the development:
 1. Support and help revitalise the local economy?
 2. Reinforce Sheffield's neighbourhoods and communities?
 3. Provide a range of transport options and inclusive access?
 4. Protect and enhance Sheffield's natural environment and resources?
 5. Integrate high quality design and construction?

6.2 It then requires reference to compliance with the development plan policies CS64 – Climate Change and CS65 Renewable Energy and for the following points to be addressed:

- a) What measures will be utilised to limit the carbon consumed through the construction phase? Examples could include reusing existing on-site materials and/or sourcing materials locally.
 - b) What measures will be taken to utilise renewable or low carbon energy sources in the construction phase and post occupation.
 - c) What measures will be taken to reduce potential impacts of flooding associated with the proposed development? Examples could include using permeable materials and/or soakaways.
 - d) What measures will be taken to promote biodiversity in your proposed development?
- 6.3 In the context of the site location and character, these requirements are addressed as follows (and as pertinent to the stage of application):
- 6.4 **Does the development support and help revitalise the local economy?**
The completed proposals would deliver a number of professional jobs being created as well as a number of care-related jobs operating on a 24/7 basis. In practice around 15 full-time posts would be expected to be delivered, which would be likely to comprise of a number of part time posts. The staffing levels would be partly dependent upon regulatory standards.
- 6.5 During the construction phase local job opportunities would arise in addition to the granting of a large scale construction commission.
- 6.6 **Does the development reinforce Sheffield's neighbourhoods and communities?** The operation of the care village within the confines of Stocksbridge urban area and community would afford accessible care to residents within the settlement in which they may have strong links, and allowing for relatives and friends to access the site from the immediate community. In doing so the development caters for local people in the later stages of life within the heart of the community.
- 6.7 **Does the proposal provide a range of transport options and inclusive access?**
The care village would be accessible to many local resident visitors on foot, falling within a housing policy area. Bus routes are operative along nearby Shay House Lane linking to main bus station in the town centre. Access to services is of course more pertinent to visitors and staff as residents will generally not be highly mobile or reliant/owners on private vehicles.
- 6.8 By the very nature of the proposed use, detailed design of the care village will afford the highest standards of accessibility to less abled and wheel-chair dependent residents and visitors.

- 6.9 **Does the proposal Protect and Enhance Sheffield’s Natural Environment?**
Biodiversity considerations are addressed within the accompanying PEA and Bat Survey (Paul Hicking Associates) proportionate to an outline proposal. This clarifies that the demolition of the vacant 49 Linden Crescent to make way for safe site access would have no impact on protected species roosts, and that more broadly the ecological implications of the proposals are likely to reflect those as deemed acceptable under the approval of the existing permission at the site. This should afford sufficient reassurance that the principle of the development could be accommodated without the risk that prohibitive ecological considerations would later arise. Appropriate biodiversity net-gain will be secured through measures secured through any reserved matters application. This approach and sequence to ecological considerations actually goes beyond that found to be appropriate under the 2017 Outline and 2020 Full planning permissions at the site where ecological assessments were made in relation to the outline scheme only. The current ecological assessment of the site has confirmed no material change to the baseline ecological condition or value of the sight since that time.
- 6.10 A significant proportion of the scheme will be retained as landscaped greenspace to accommodate appropriate biodiversity net gain as well as for resident amenity and drainage. A tree survey supports the application such that full regard will be had to any tree assets or appropriate mitigation across the site.
- 6.11 **Does the proposal provide integrate high quality design and construction?**
This is a matter for Reserved Matters stage. A design concept is presented within the Planning application and Statement appropriate to an outline application with all matters reserved. A ‘gardens in the sky’ concept is presented within the statement which allows for an innovative layout and massing of the buildings on site to afford rooftop accessible greenspaces for residents and to reduce overall visual prominence. Such measures afford opportunities for an exciting and distinctive scheme to be worked up should the principle be agreed at outline.
- 6.12 **Policies CS64 and CS65 of the Sheffield Plan** address sustainable construction, climate-change resilience and resource efficiency along with integrated renewable energy generation and efficiency. These are matters properly considered at Reserved Matters stage. Nevertheless, the scale and new-build nature of the proposals would allow for a full integration of appropriate and cost-effective construction techniques, thermal efficiency, use of sustainable materials - and where feasible within a residential area - integrated renewable energy generation such as ASHP and GSHP technologies.
- 6.13 Reference at 6.2 (a) and (b) above are properly deferred to Reserved matters stage to be integrated with detailed site layout and building design.

- 6.14 Reference to 6.2(c) above are addressed in the supporting Strategic Drainage Statement.
- 6.15 Reference 6.2(d) above are addressed in the supporting PEA and paragraph 6.9 above.

7. Summary

- 7.1 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 drainage, biodiversity and amenity that the site is able to deliver a strong sustainability performance. The proposals are considered to be sustainable, needed and deliverable.

Graham Bradford MRTPI
Director, PES Ltd

On behalf of

MILLHOUSE