

INTRODUCTION

Welcome to this exhibition of the emerging masterplan for housing and retirement community on land at The Old Quarry, Station Road, Castle Bytham.

A planning application is currently being prepared for development on this site. The intention is to submit the application to South Kesteven District Council in October 2014.

PURPOSE OF EXHIBITION

This exhibition sets out the key areas of background work that have influenced the development proposals and explains the emerging scheme design.

The exhibition seeks your views of the development proposals, and we will consider all comments made and collected from this consultation. Where appropriate we will adjust the proposals in response to feedback.

At present the proposals will be submitted as an outline planning application to South Kesteven District Council. They are therefore only illustrative at this stage, and set out the broad type, scale and principles of the scheme.

Your views on the proposals shown on the masterplan are welcomed.

PLANNING POLICY BACKGROUND

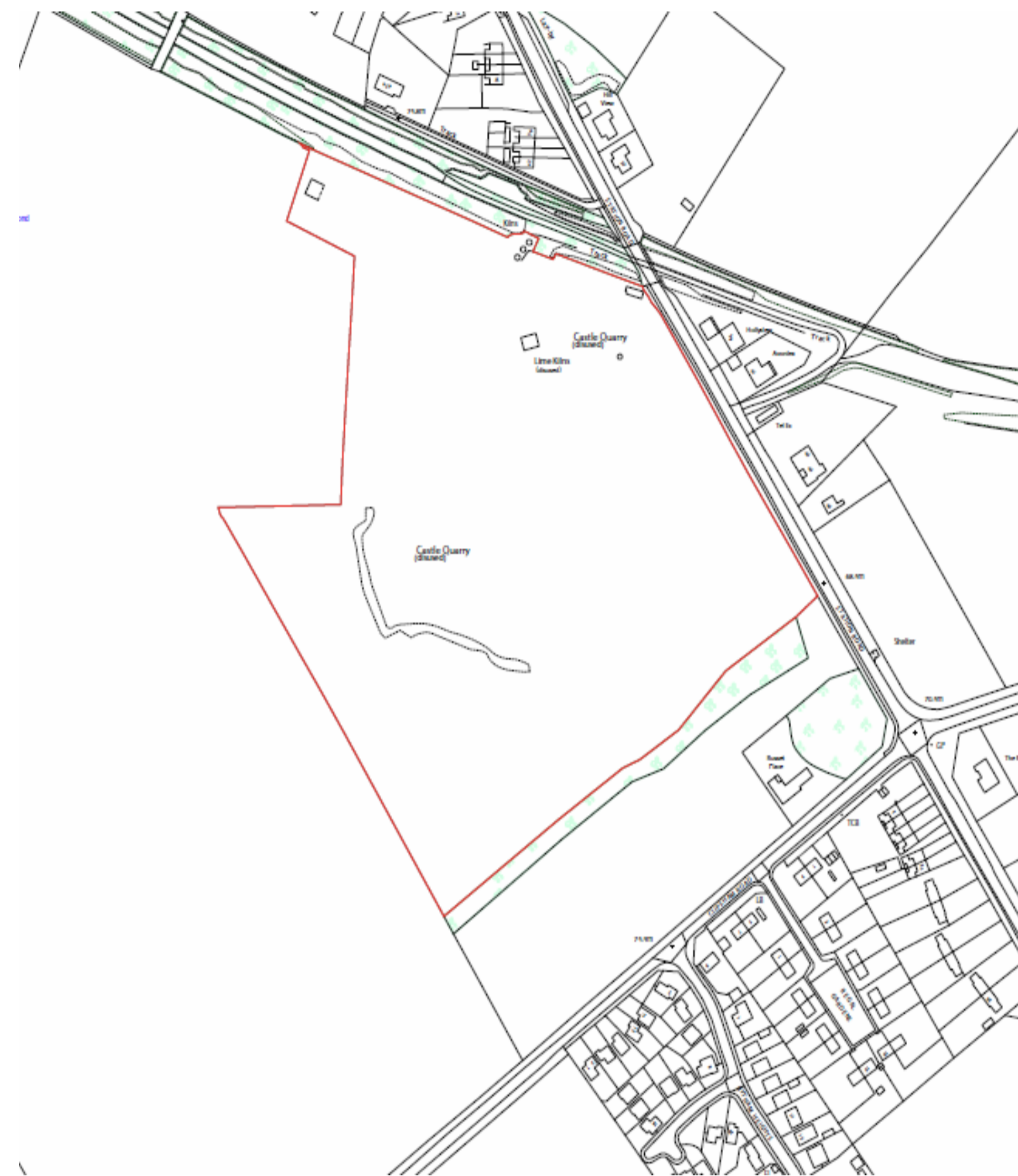
The South Kesteven District Council Core Strategy was adopted on 5 July 2010 and it sets out the vision and objectives for the District to 2026.

The village of Castle Bytham is identified as a Local Service Centre, defined as *rural settlements where localised service use is already strong*.

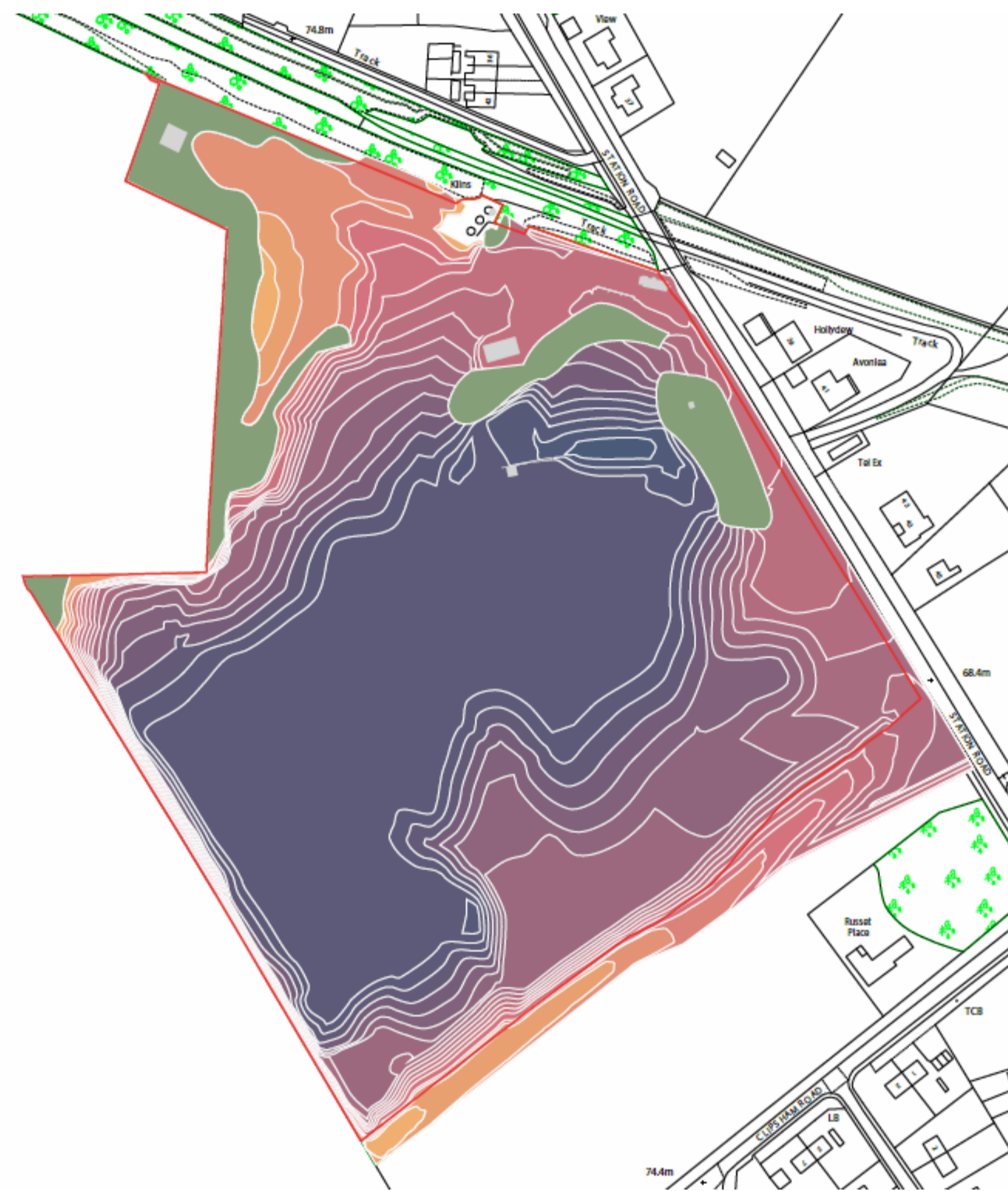
Core Strategy Policy SP2 states in these villages *development will be allowed in accordance with the Spatial Strategy and subject to the following:*

Support will be given to proposals and activities that protect, retain or enhance existing community assets, or that lead to the provision of additional assets that improve community well-being.

This proposal includes the provision of a community shop, housing choice, care for the elderly and the continued preservation of the geological SSSI.



CONSTRAINTS



ECOLOGY

An Extended Phase 1 Survey and Reptile Survey have taken place at the Site.

During the Reptile Survey a 'good population' of Common Lizards (5-20 individuals on a maximum count of adults on one day) was found. A number of juveniles were also found, indicating a breeding population.

An area will be retained for the Common Lizards, including providing connectivity to the railway line to the north.

TOPOGRAPHY

The previous use of the site as a limestone quarry has left steep escarpments and rock faces, some of which now form the geological SSSI.

The geological SSSI relates to the exposure of Laeviuscula Zone ammonite fauna that has allowed the dating of the Upper Lincolnshire limestone formation to the Bajocian era, and thereby dating other deposits around Europe.

The quarry represents one of the most complete and stratigraphically significant exposures of the Upper Lincolnshire Limestone Formation.

The SSSI has been taken into account throughout the design process.

OPPORTUNITIES

VILLAGE SHOP

It is understood that there is a desire within the local community to secure a village shop. As part of this proposal an area will be made available for a shop to be run by a community group. This location represents an alternative to the location that has been identified by the Bythams Shop Steering Group.

The Applicant will, conditional upon the granting of planning permission, convey to the Community Interest Company (CIC) an area of land fronting Station Road, of the same land area identified for the community shop at the crossroads of Station Road and Little Bytham Road.

The Applicant is prepared to make a substantial financial contribution to the CIC to support the construction of the village shop. This contribution would be made at the time of the conveyance of the land so that the CIC may proceed with the construction of the shop at this location in advance of the housing development.

The proposals for new housing will provide additional revenue support for the proposed local shop.

EMPLOYMENT

The retirement community will provide a significant amount of local employment. Typically the development will employ circa 30 people. Many of these jobs will be available to the local community.

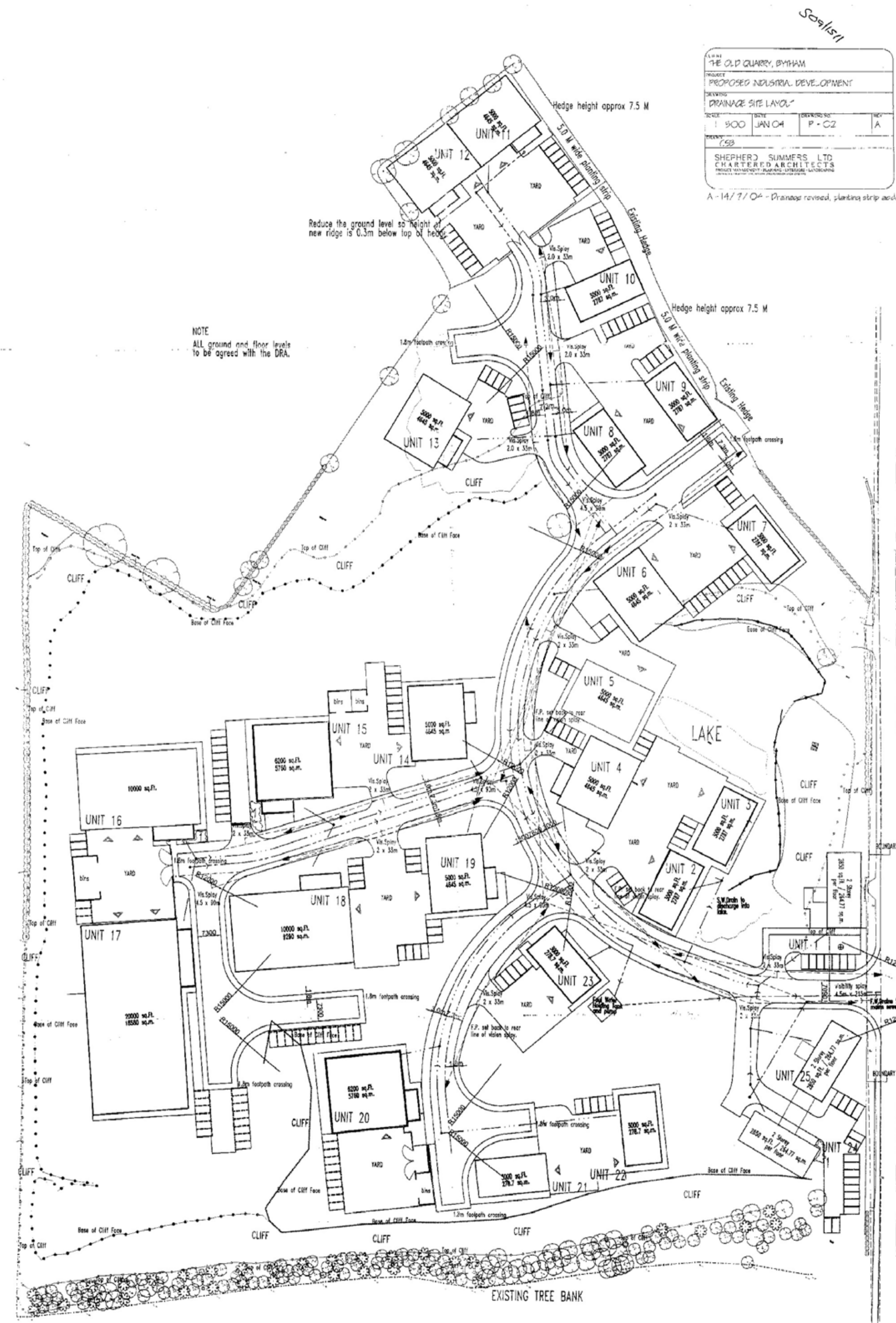
Employment will not be confined to Nurses and Care Assistants and will include management, catering and maintenance.

INDUSTRIAL AND WAREHOUSING DEVELOPMENT

Planning permission was granted by South Kesteven for approximately 136,000 sq. ft of industrial and warehousing use at the Old Quarry. The Reserved Matters application was decided in 2005.

This planning permission has been implemented but not completed.

This permission would be discontinued if the current proposal is granted.

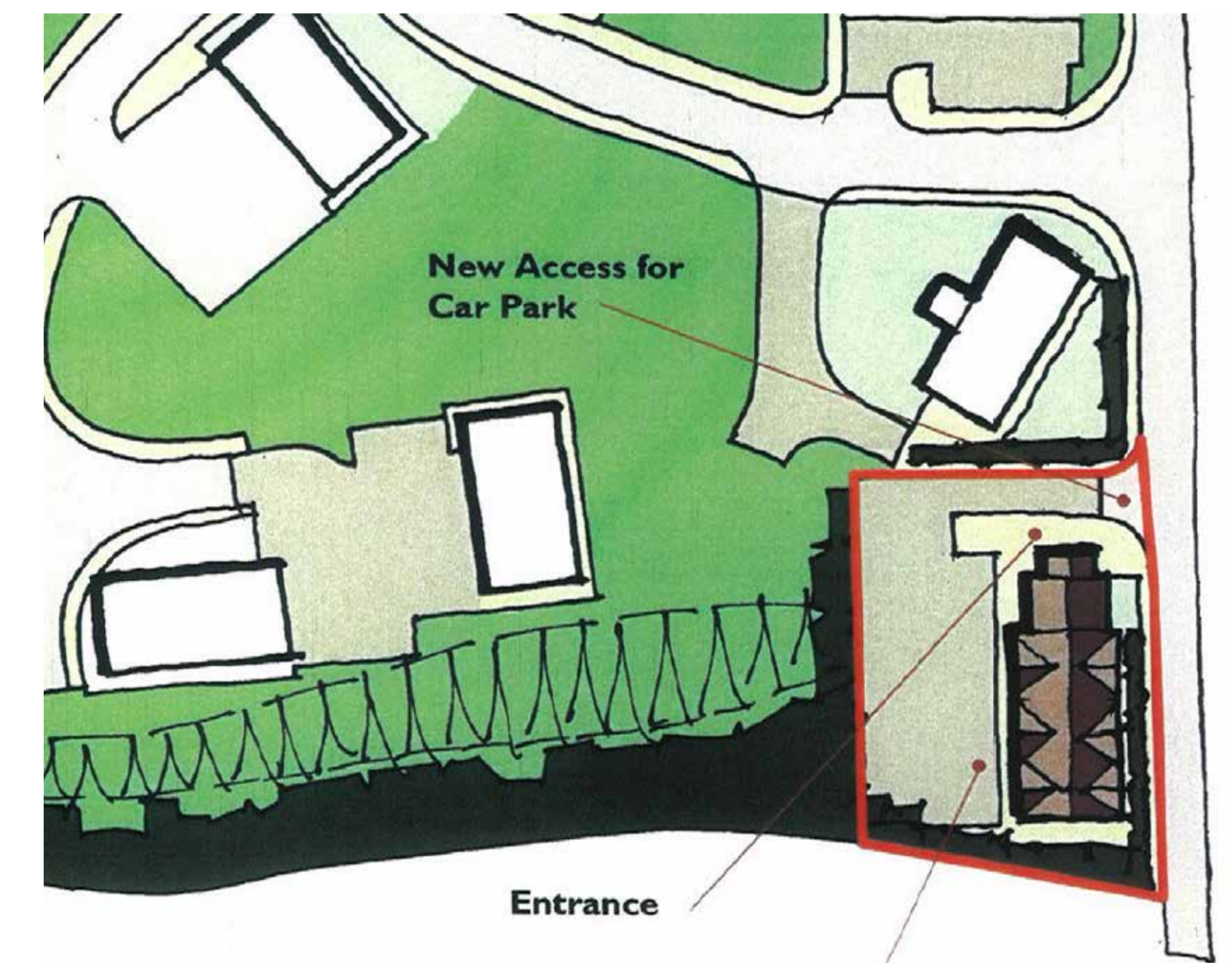


COMMUNITY HEALTH CENTRE

Planning permission was granted by South Kesteven for a Community Health Centre at the Old Quarry on 11 January 2012.

The use and location has been retained in this proposal.

This permission would be discontinued if the current proposal is granted.

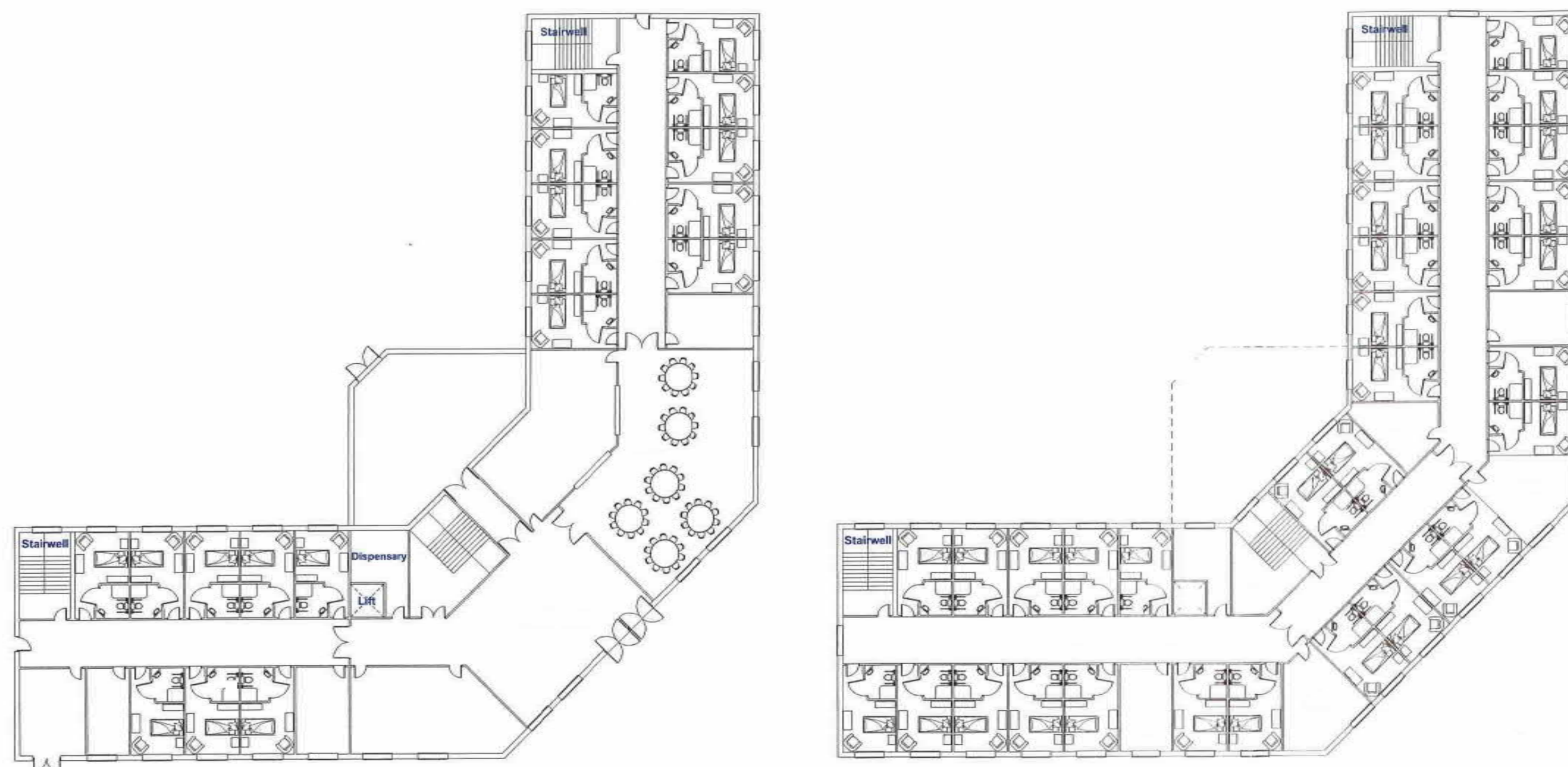


NURSING HOME

Planning permission was granted by South Kesteven for a 49 bed Nursing Home at the Old Quarry on 14 May 2014.

This permission would be discontinued if the current proposal is granted.

Planning permission was previously granted for a Nursing Home in this location in 2010.

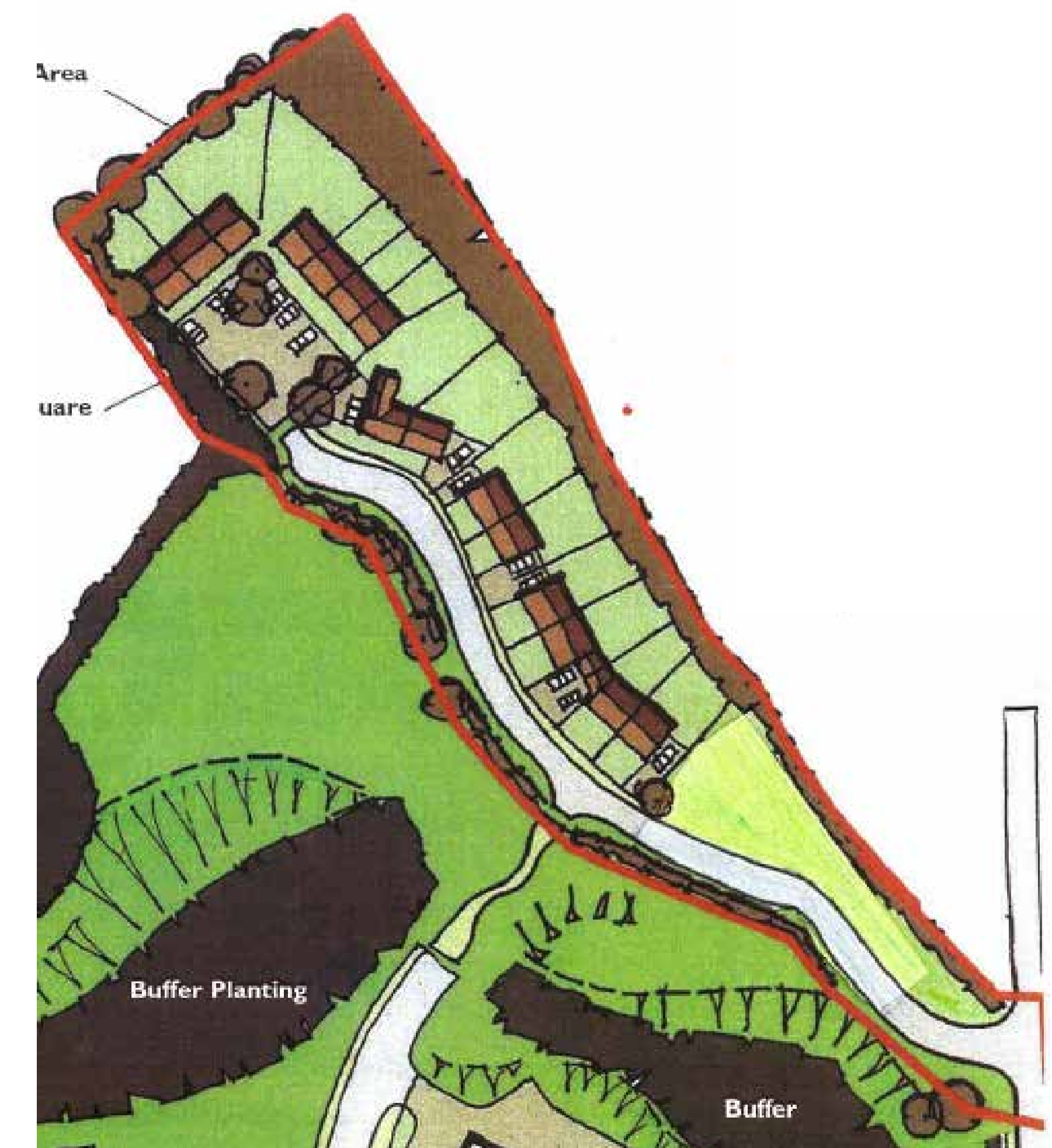


AFFORDABLE HOUSING

Planning permission was resolved to be granted by South Kesteven for 15 Affordable Dwellings at the 29 July 2014 Planning Committee subject to the signing of the Section 106 Agreement.

This permission would be discontinued if the current proposal is granted.

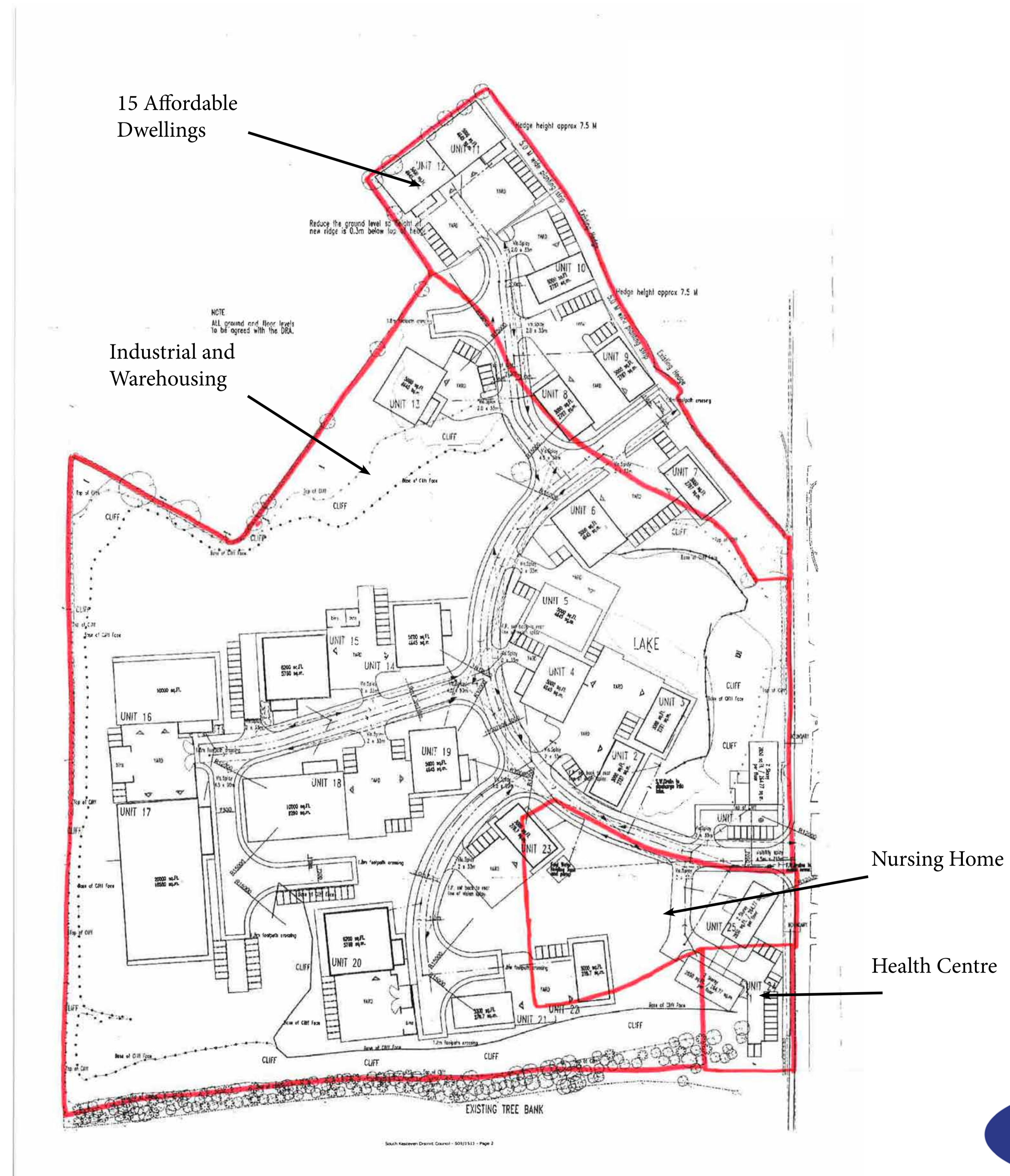
Planning permission was previously granted for 15 Affordable Dwellings in this location in 2010.



RE-USE

The Old Quarry is not used to its full potential and a number of planning permissions have been granted on the site for re-use. However, in this time these permissions have not attracted an end user.

A viable re-use for the Site is considered and this proposal seeks to provide for both the Community of Castle Bytham and the District of South Kesteven.





KEY

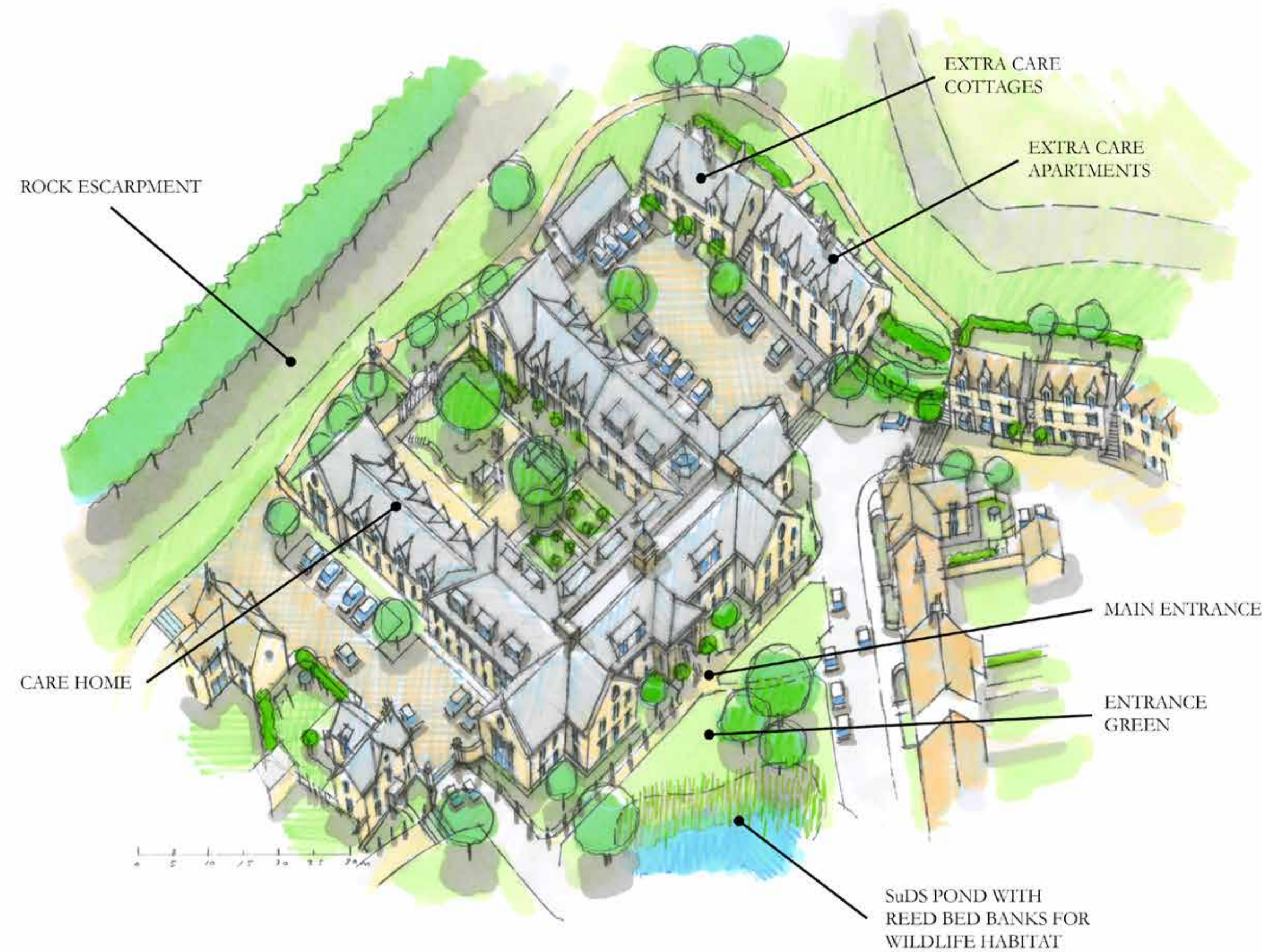
	Site Boundary
	Brown Roofs
	Slate Roofs
	Public Open Space
	Front Gardens
	Back Garden
	Cliff Face
	Road
	Pavement
	Shared Surface
	Private Drive
	Parking Court
	SUDs
	Existing Vegetation
	Proposed Trees
	Proposed Hedges
	Cars

KEY FEATURES - ILLUSTRATIVE ONLY

The mix of house types is not fixed.

- 77 Dwellings, including Affordable
- 60 bed Care Home
- 6 Extra-Care Flats
- 2 Extra-Care Cottages
- Community Health Centre
- Village Shop





DEFINITION

A Continuing Care Retirement Community (CCRC) is a particular type of retirement community providing housing and care in one location. The following features characterise a CCRC:

- A range of accommodation, including individual extra care units and a care home;
- Provision of personalised domiciliary care beyond the care home;
- 24 hour on-site care and support;
- A comprehensive range of on-site catering, social, leisure and communal facilities;
- Security of tenure;
- Finance through a single entry fee and regular service payments.

A CCRC has been defined as being a use under Class C2 of the Town and Country Planning (Use Classes) Order 1987.

NEED

The UK is undergoing an extraordinary demographic transition. In 2007, for the first time in the UK's history, the number of people over the age of 65 surpassed the number of children under 16 (DWP, 2009). Decreases in mortality combined with lower birth rates have resulted in the growing ageing population seen today.

The current Lincolnshire Housing Strategy identified four priorities, one being *to meet the challenge of our ageing population*.

The South Kesteven Housing Strategy highlights that the proportion of the population of the district who are over the age of 65 is forecast to increase from 19.2% (2012) to 28% by 2020.

One priority set out in the Lincolnshire Health and Wellbeing Strategy is *to make sure older people have more choice and control, receive the help they need and are valued and respected within their communities*.

It is clear that there is a growing elderly population and provision for specialist accommodation within the District is important to providing for these age groups.

This proposal will provide a community with access to a range of recreational opportunities.





SPLIT LEVEL TYPE (UP-SLOPE)



SPLIT LEVEL TYPE (DOWN-SLOPE)



TERRACE HOUSES FACING THE VILLAGE GREEN



DOUBLE-FRONTED TYPE WITH DEEP FRONT GARDEN



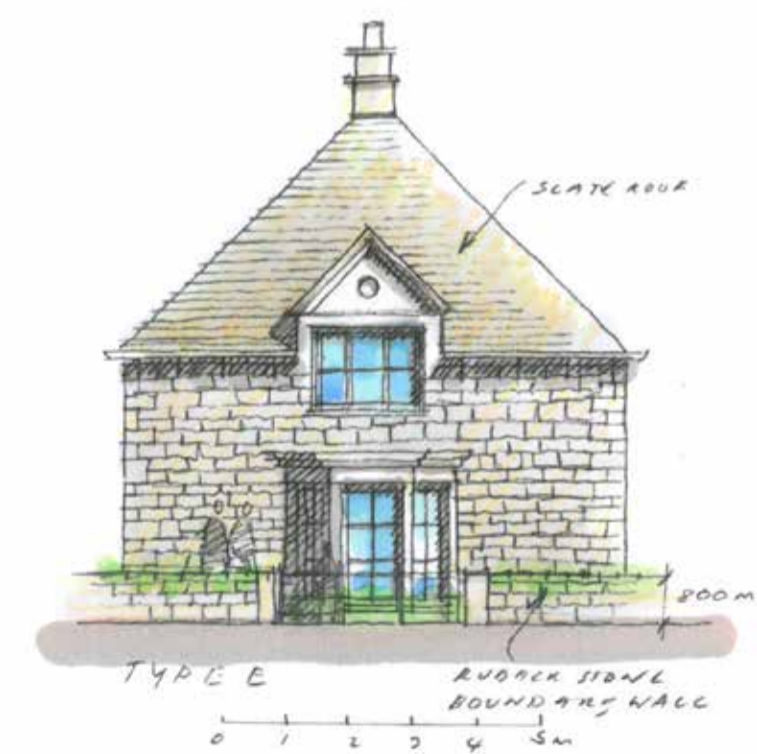
CARE HOME



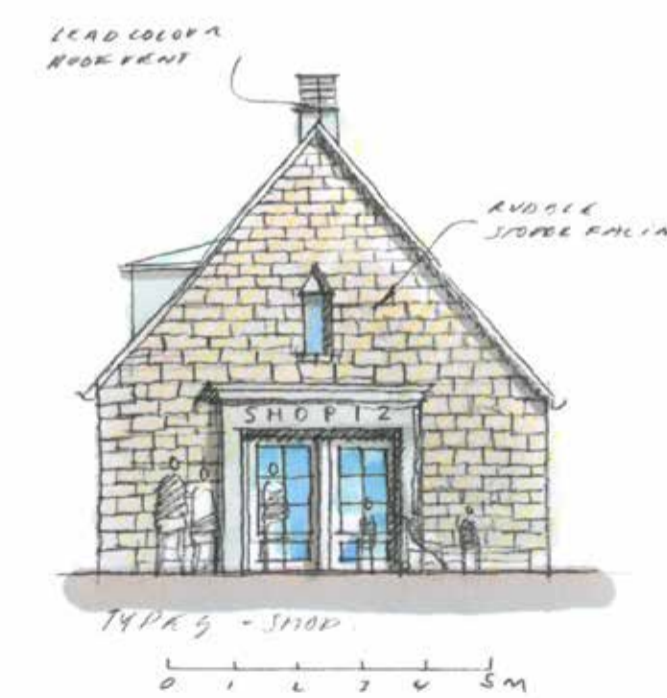
HEALTH CENTRE



SPLIT LEVEL TYPE 2 (UP-SLOPE)



ENTRANCE - LODGE



ENTRANCE - SHOP

WE WELCOME YOUR COMMENTS

We would like your comments on our proposals. Please fill in the Comments Form and place it in the collection box provided. If you take a form away with you and wish to post it to us, please send the completed form to Framptons.

Comments will be collated and assessed, so we would be grateful to receive comments promptly.

Any comments you make in response to this exhibition will not affect your right to comment on a planning application submitted to the local authority at a later stage in the process.

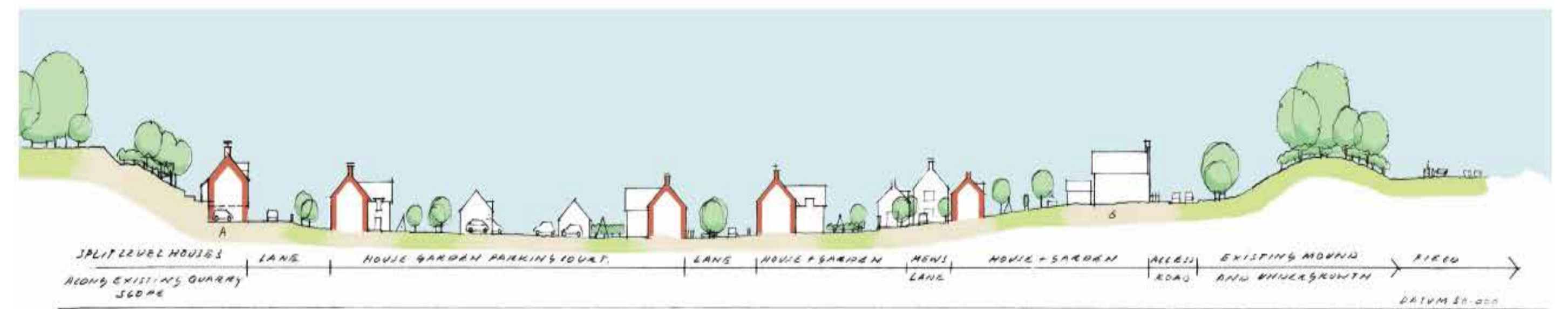
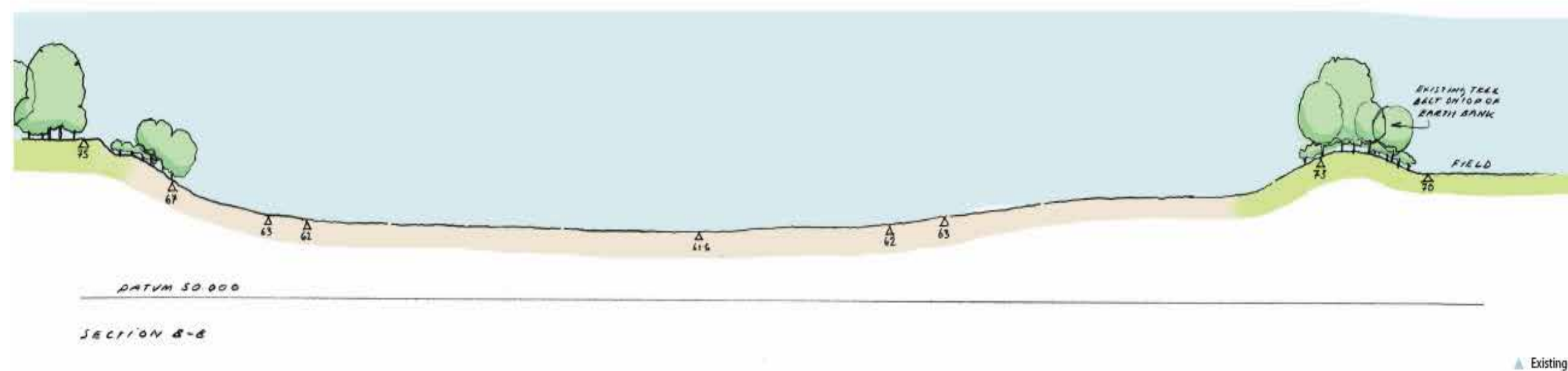
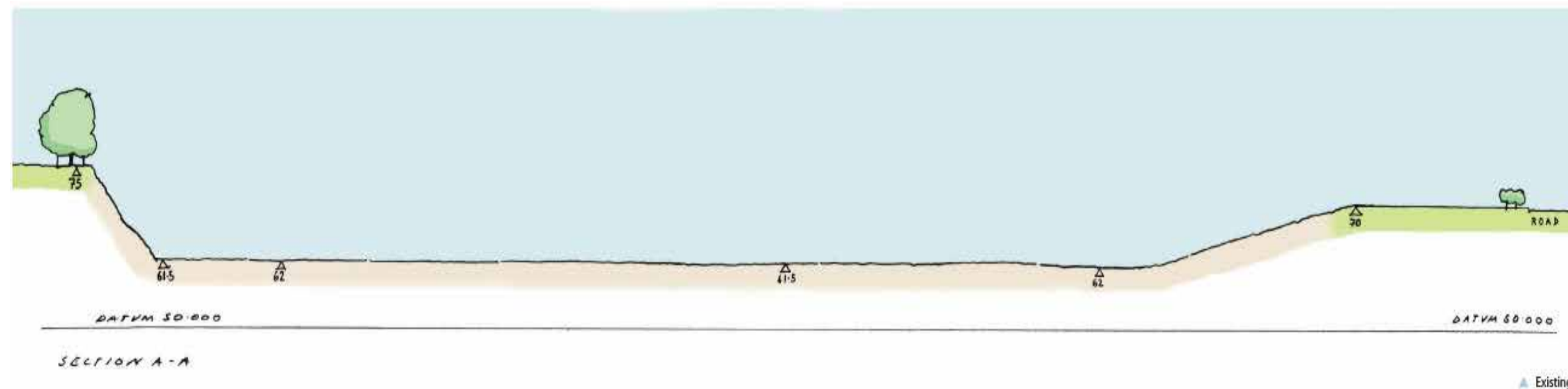
WHAT HAPPENS NEXT?

It is proposed to submit a planning application to South Kesteven District Council accompanied by a full range of supporting documents and technical reports.

When submitted, South Kesteven District Council will announce receipt of the application. Details will be publically available via the Council's website. During the determination period comments can be made formally to the local authority on the application.

Should consent be granted for the planning application, further detailed applications will be required by the local authority on the development proposals, and there will be an opportunity to comment at this stage too.

Thank you for visiting this exhibition and for any feedback you would like to give.



CASTLE BYTHAM: MASTERPLAN



KEY	
	Site Boundary
	Brown Roofs
	Slate Roofs
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	Back Garden
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