

Manor Oak Homes welcomes you to St Wilfrid's Close, Kibworth Beauchamp

Manor Oak Homes together with their team of consultants are here today to share initial proposals for a new retirement living development at their site in Kibworth Beauchamp, Leicestershire.

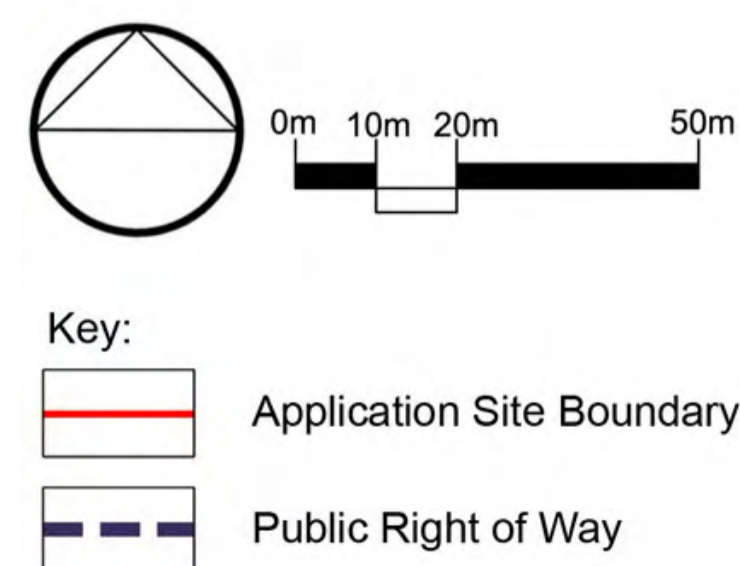
The purpose of this consultation exercise is to provide an opportunity for you to view and comment on the initial proposal.

We have representatives here today from our team of consultants. All of them are here to explain the scheme, listen to your ideas and try and answer your questions.

We have provided comment/feedback forms, so please do take the time to complete one and drop them in the collection box or alternatively take one with you and return it in the post. Please return comment forms to Armstrong Rigg Planning by 3rd of January 2017. You can also provide your comments by email, details for which can be found on the forms.

All comments received will be considered prior to the submission of the outline planning application to the Council. Any required changes will be made to the proposals and a revised scheme will form part of an outline planning application to be submitted to Harborough District Council.

We hope you find this event useful and informative and we look forward to speaking with you.



1. INTRODUCTION

KIBWORTH BEAUCHAMP - RETIREMENT LIVING DEVELOPMENT



Elderly Person Housing Need

There is a clear need for elderly accommodation in the Kibworths. The Leicestershire Strategic Housing Market Assessment (SHMA, 2014), which is used by the Council to assess Harborough's housing needs, identifies that:

- There will be a substantial increase in the older person population with the total number of people aged 55 and over expected to increase by 43% over the 25-year period to 2036.
- Harborough has a much lower level of specialist elderly housing provision than the national average, with 120 units per 1,000 people aged over 75, compared with 170 per 1000 people over 75 nationally.
- In order to maintain the current level of provision per 1,000 people, the SHMA identifies that Harborough needs 602 new elderly person homes by 2036. However, in order to meet the national average and provide for the real level of need in the district, Harborough will need 2,037 new elderly person homes by 2036 (SHMA, 2014, Table 70).

This need for elderly person housing is recognised in the emerging Kibworths' Neighbourhood Plan which gives priority to providing homes for older people.

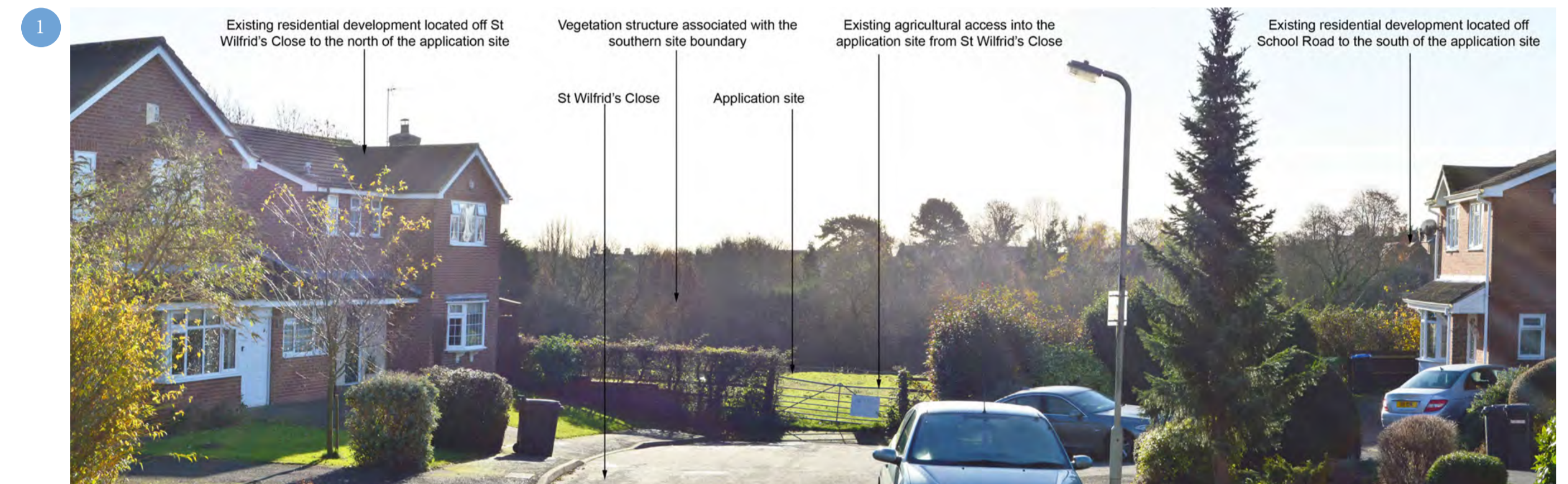
Why this site?

The proposed development site provides an ideal location for the provision of housing for the elderly (over-55s) for the following reasons:

- The site is located in a sustainable location just a short walk from the shops and services in the centre of the village and located adjacent to a park providing a healthy environment.
- The site is well screened from its surroundings by existing trees and hedgerows which will help the proposed development to blend into its surroundings.
- The adopted development plan supports the development of housing in Kibworth and the site is located within the settlement boundary of the village.
- The site is currently under used as agricultural land and due to its location next to residential development would not be a suitable location for intensified agricultural use.
- The site has good existing access from St Wilfrid's Close.

Planning Background

- Harborough District Council cannot currently demonstrate a five year supply of housing which adds to the importance of bringing forward sustainable housing sites and means that potential sites are required to be assessed against the presumption in favour of sustainable development that is contained in the National Planning Policy Framework (NPPF).
- While the site is currently identified as important open land in the adopted Local Plan (2001), neither the emerging Local Plan nor the emerging Kibworths' Neighbourhood Plan (KNP) identify the site as protected open space.
- The emerging KNP identifies the site as within the settlement boundary, where the development of windfall sites is supported.
- The northern part of the site is identified in the emerging KNP as containing ridge and furrow earthworks, but an assessment has identified the remains of this ridge and furrow to only cover a small area and to be of poor quality compared to other significant areas of ridge and furrow in the area (most notably on the adjacent park).



The site comprises approximately 0.97ha of low grade agricultural land with no existing structures.














There are existing trees towards the south of the site which will be retained.

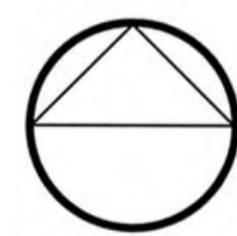
The layout of the proposed development is influenced by the access position, protection of existing residential amenity, the topography of the site and the desire to make a strong connection with the adjacent park.

The proposed building is positioned to ensure the privacy and amenity of adjacent residents is protected.

The site is bounded to the west by the park and a footpath connecting the site to the village centre.

Local bus services to Market Harborough, Leicester and surrounding areas are a short walk away on either Church Road or High Street.

- Key**
-  Site Boundary
 -  Potential POS
 -  Buildable Area
 -  Hedge to be Retained
 -  Site Access
 -  Potential Vehicle Route
 -  Potential Pedestrian Route
 -  Sensitive Boundary
 -  Trees to be Retained
 -  Single Storey Buildings
 -  Two and Above Storey Buildings
 -  Private Gardens
 -  Focal Point



3. SITE APPRAISAL

KIBWORTH BEAUCHAMP - RETIREMENT LIVING DEVELOPMENT





- The total site area is 0.97 Hectares (2.4 Acres).
- Retirement Living development of up to 51 dwellings.
- An illustrative mix of flat types:

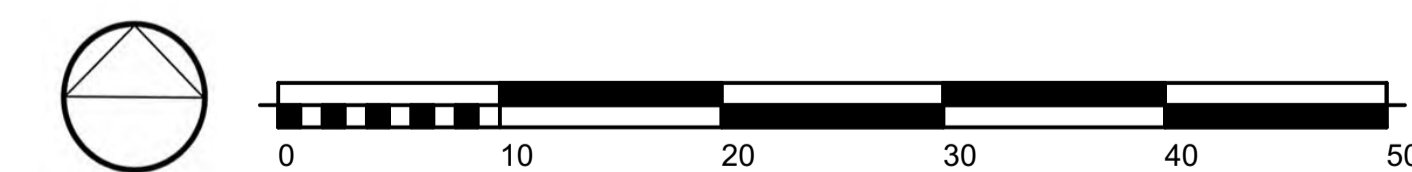
Mix of Units:

| | |
|-----------------|----|
| 1 Bed Flats | 33 |
| 2 Bed Flats | 18 |
| Total Dwellings | 51 |

Parking Spaces:

| | |
|-----------------|----|
| Residents | 28 |
| Disabled Spaces | 3 |
| Total spaces | 31 |

- Area of built development totals 0.22 Hectares (22% of the site area)
- Area of existing woodland totals 0.17 Hectares (18% of the site area)
- Area of landscaped open space totals 0.37 Hectares (38% of the site area)
- Area of private garden totals 0.11 Hectares (11.5% of the site area)
- Area of road and parking totals 0.104 Hectares (10.5% of the site area)
- Where possible all hedges, existing green space and trees will be retained



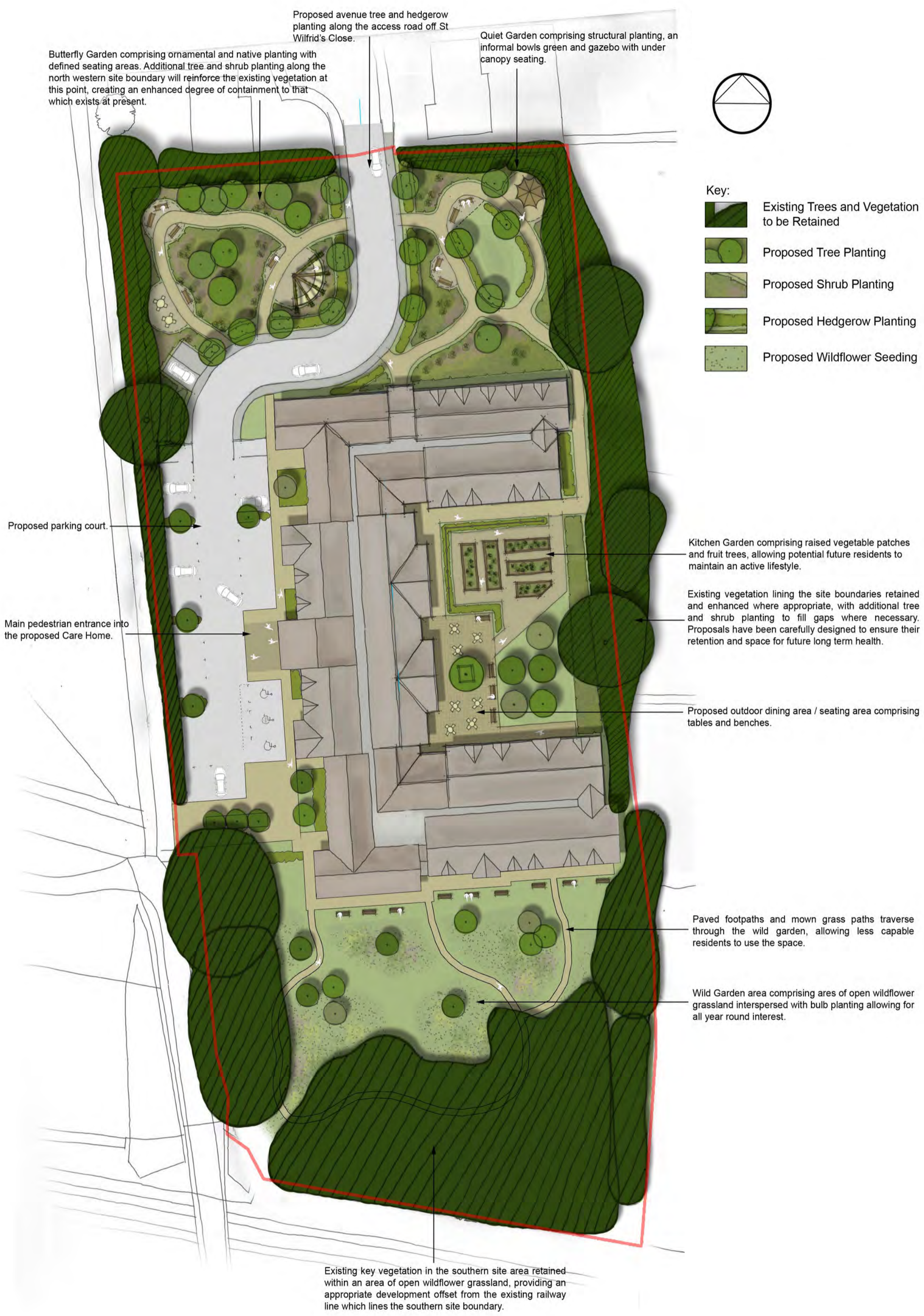
4. ILLUSTRATIVE SITE PLAN

KIBWORTH BEAUCHAMP - RETIREMENT LIVING DEVELOPMENT



5. ILLUSTRATIVE 3D VIEW

KIBWORTH BEAUCHAMP - RETIREMENT LIVING DEVELOPMENT

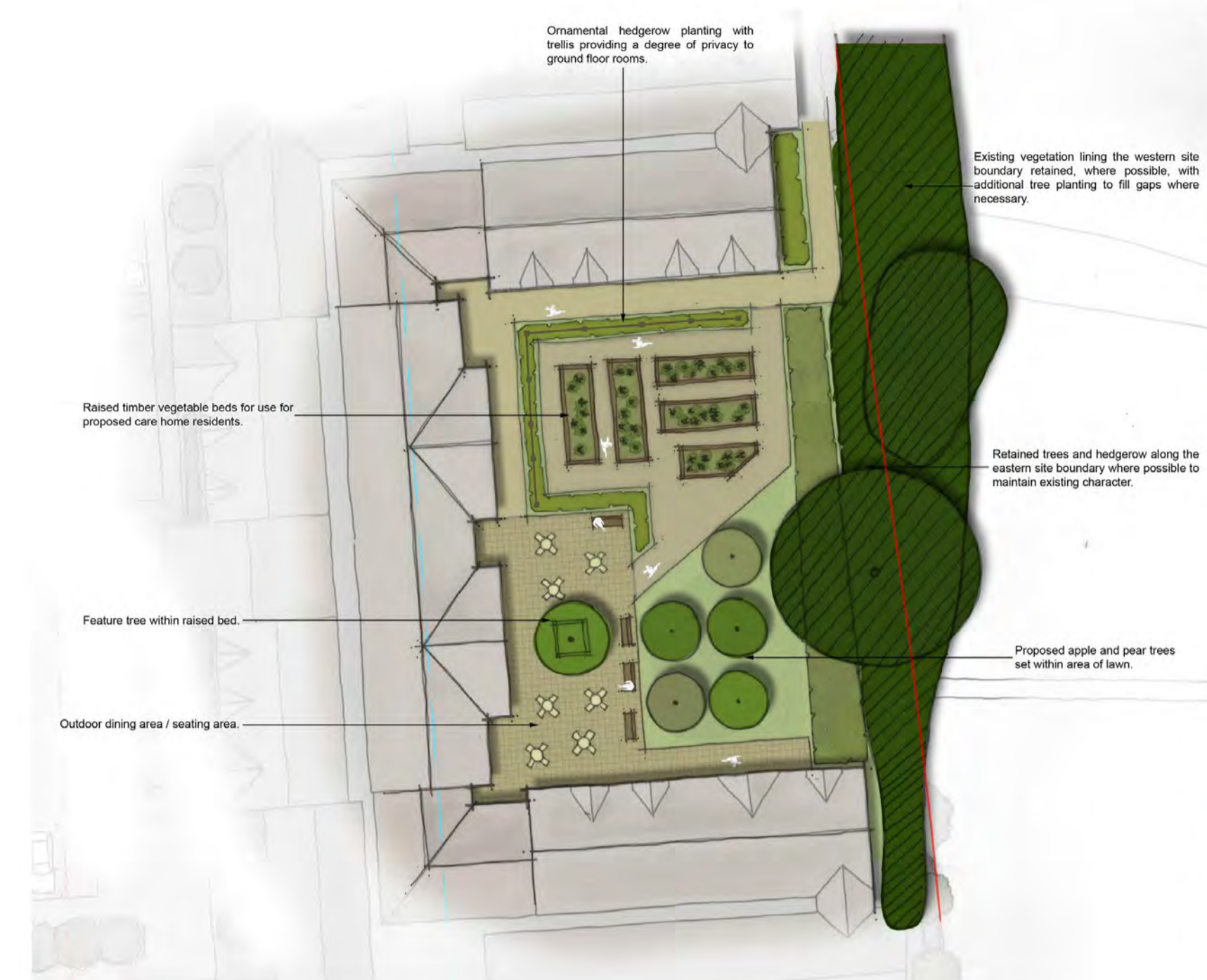


The landscape proposals have been carefully developed to produce high quality spaces within the development to assist in the well-being of the proposed retirement living residents and their families. The proposals have been informed by the site constraints and opportunities, and local policy objectives to ensure that an appropriate and high quality landscaped setting is achieved.

The key objectives are to:

- Produce high quality, usable spaces which will assist in the wellbeing of the proposed retirement living residents and their families;
- Retain key components of the existing vegetation and treescape associated with the site's boundaries to assist the integration of the proposals into the receiving environment;
- Where possible, reinforce the existing, retained planting with appropriate new planting to assist the integration of the proposals; and
- Ensure opportunities for habitat creation and biodiversity enhancements are maximised.

The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved. From the outset the proposals have sought to respond to, and where possible enhance, the existing vegetative features of value within the site, including the retention of existing field boundaries and key trees. When combined with the proposed tree and shrub planting it is considered that the site positively contributes to the green infrastructure of the localised setting. This green strategy will not only contribute to the sustainability of the site, but also assist in creating a high quality development which integrates well with Kibworth.



6. LANDSCAPE PROPOSAL

KIBWORTH BEAUCHAMP - RETIREMENT LIVING DEVELOPMENT

Kibworth Beauchamp and Kibworth Harcourt are considered to be sustainable villages which benefit from a range of existing services and facilities including: primary school, secondary school, post office, a range of shopping and convenience stores, takeaways, pubs, restaurants, churches, vets, sports and recreation facilities, and employment opportunities.

Accessibility

The proposed development is located in a sustainable location and is within acceptable walking and cycling distance of local facilities, including public transport.

Transport

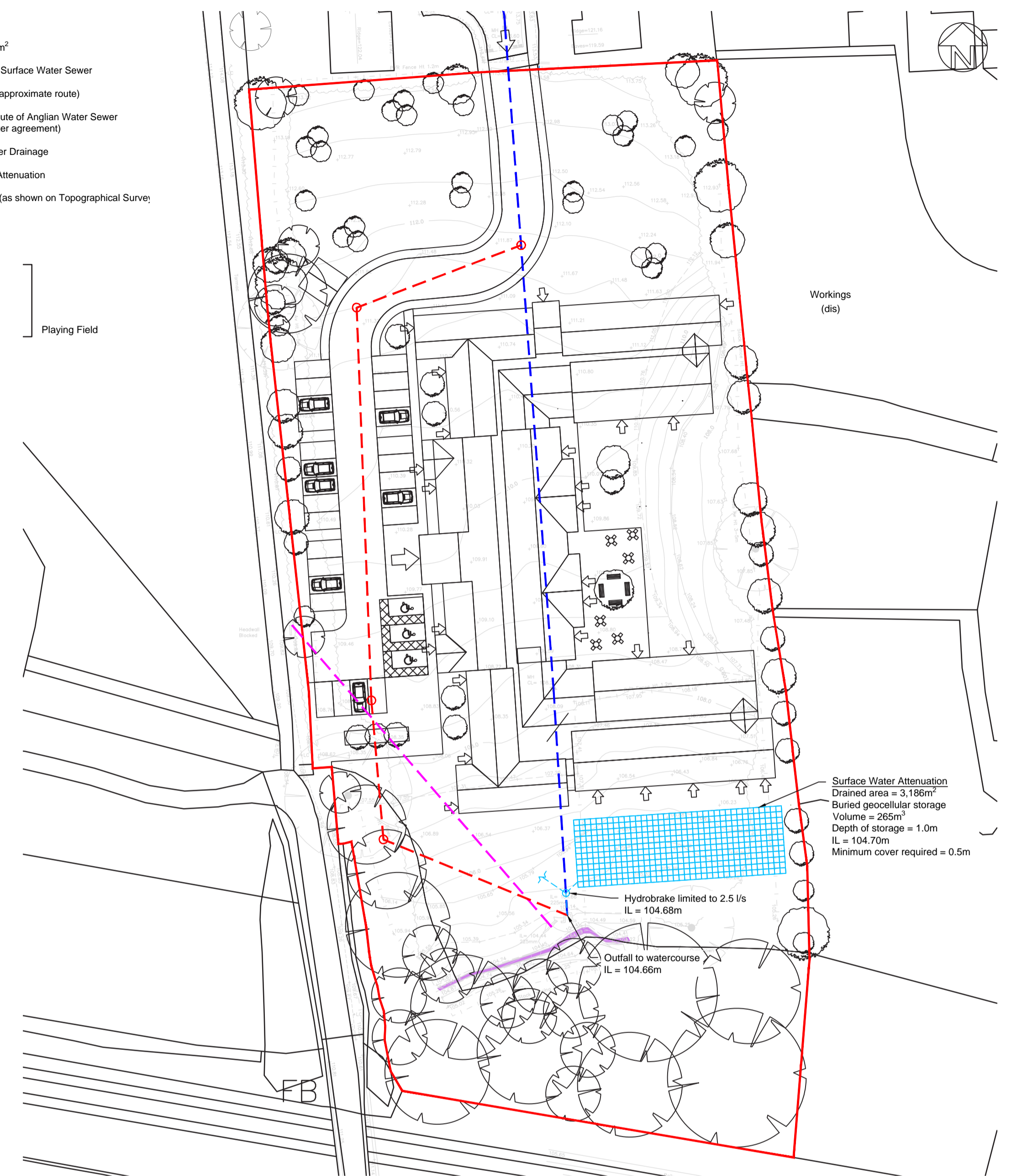
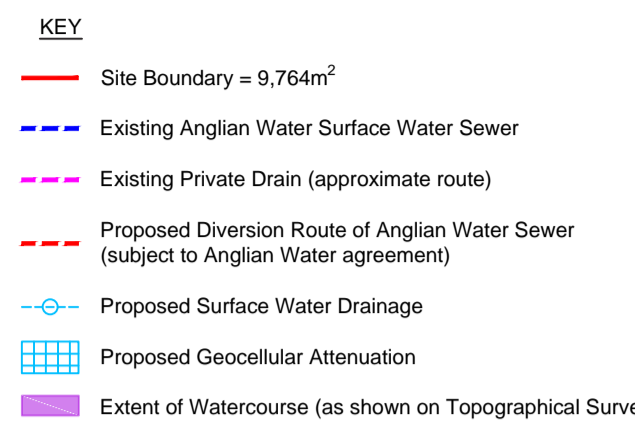
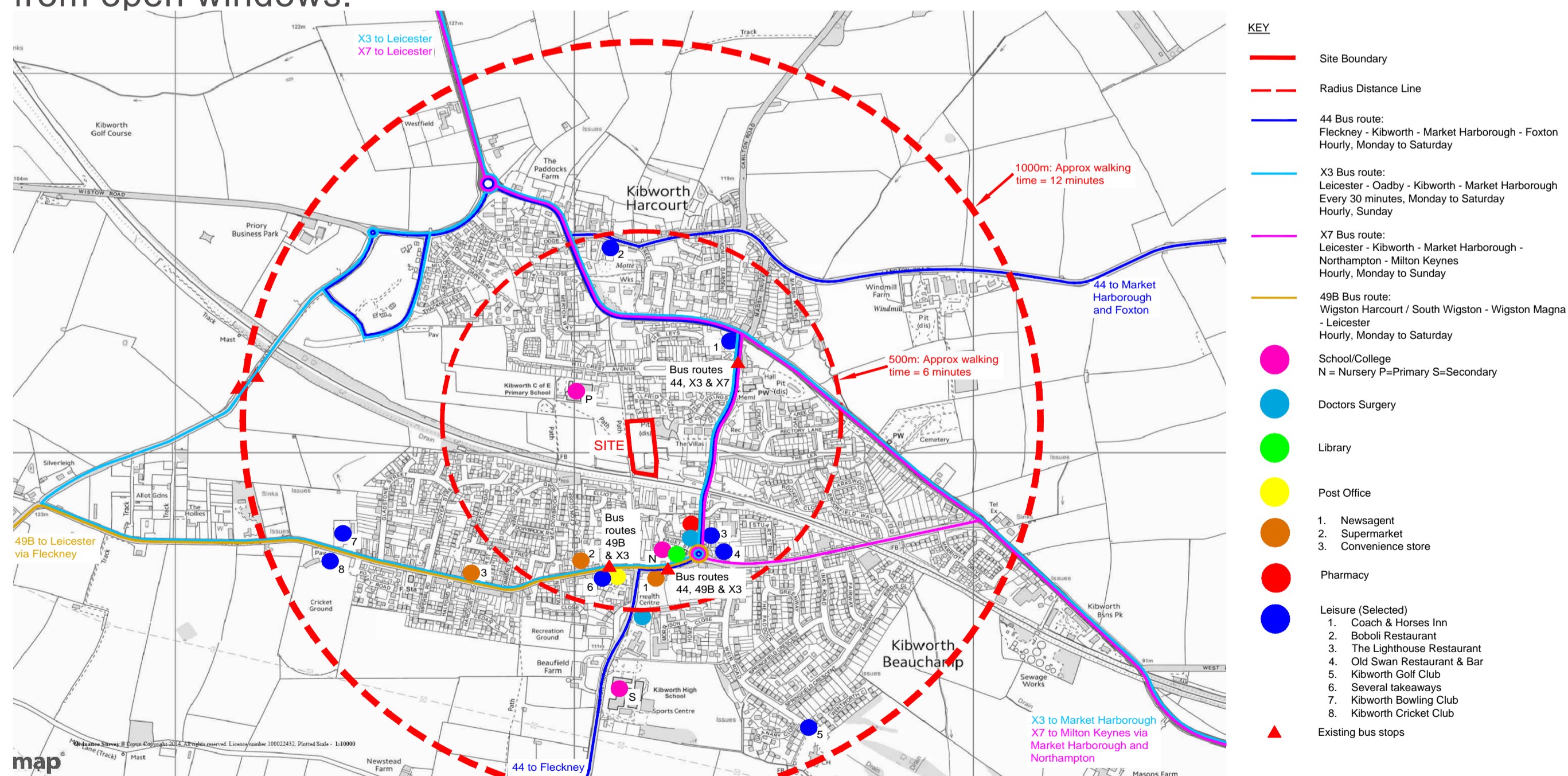
The proposed development of the site will result in a small number of new vehicle trips on the highway network. These new trips will access the existing highway network via St. Wilfrid's Close. A Transport Statement has been undertaken which shows that the proposed development will not have an adverse impact on the highway network.

Parking

The proposed development will provide 31 car parking spaces, of which 3 will be designated disabled bays. This level of provision is above the normal level of demand for retirement living sites. In addition to car parking, the proposals include cycle parking and mobility scooter storage.

Noise

The proposed development sits adjacent to the railway line on the southern border, however the building is positioned a reasonable distance to reduce noise, in addition to the existing woodland acting as a mild buffer. Modern ventilation systems will be utilised to reduce noise from open windows.



Drainage

The drainage for the site will be designed in line with current legislation:

- Building regulations;
- Sewers for Adoption; and
- National Planning Policy Framework

Sustainable Urban Drainage Systems (SUDS) will be utilised on the site. Surface water will discharge to the watercourse which crosses the southern part of the site, and will be attenuated to greenfield runoff rates using buried geocellular storage. Foul water will be pumped to Anglian Water's foul sewer network in St. Wilfrid's Close.

REVIEWING THE FEEDBACK

Your views are important to us and we would be grateful for your comments on the feedback forms, which will help us to develop our proposal as we progress towards submission of a planning application. Feedback forms are available to fill in today or send back to us.

You can also find the exhibition boards and feedback forms on our website: www.manoroakhomes.co.uk

The completed forms can be left in the box provided or sent back to us by 3rd of January 2017 to the postal address or email address below:

Armstrong Rigg Planning
The Exchange
Colworth Science Park
Sharnbrook
Bedford
MK44 1LQ
Email: info@arplanning.co.uk

Once we have received the responses from this consultation event they will be reviewed by the project team and consideration will be given to how they can influence and shape the development proposals.

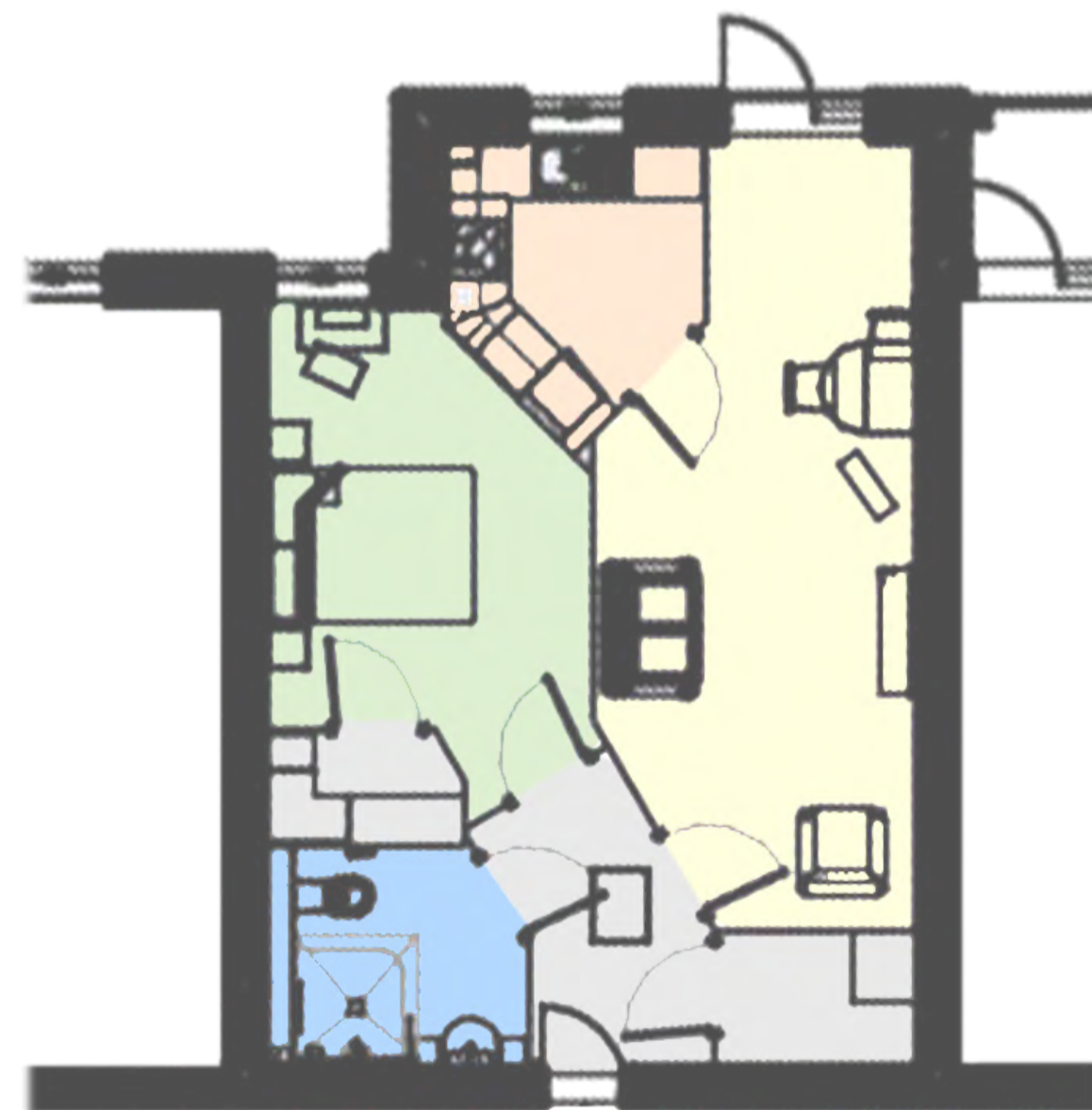
The current project programme is to submit the outline planning application in early 2017.

Finally we would like to **THANK YOU** for taking the time to visit today's consultation event and for providing us with your comments and feedback for consideration.

Illustrative Flat Types



1 Bedroom Flat



1 Bedroom Flat



2 Bedroom Flat

8. SUMMARY & FEEDBACK

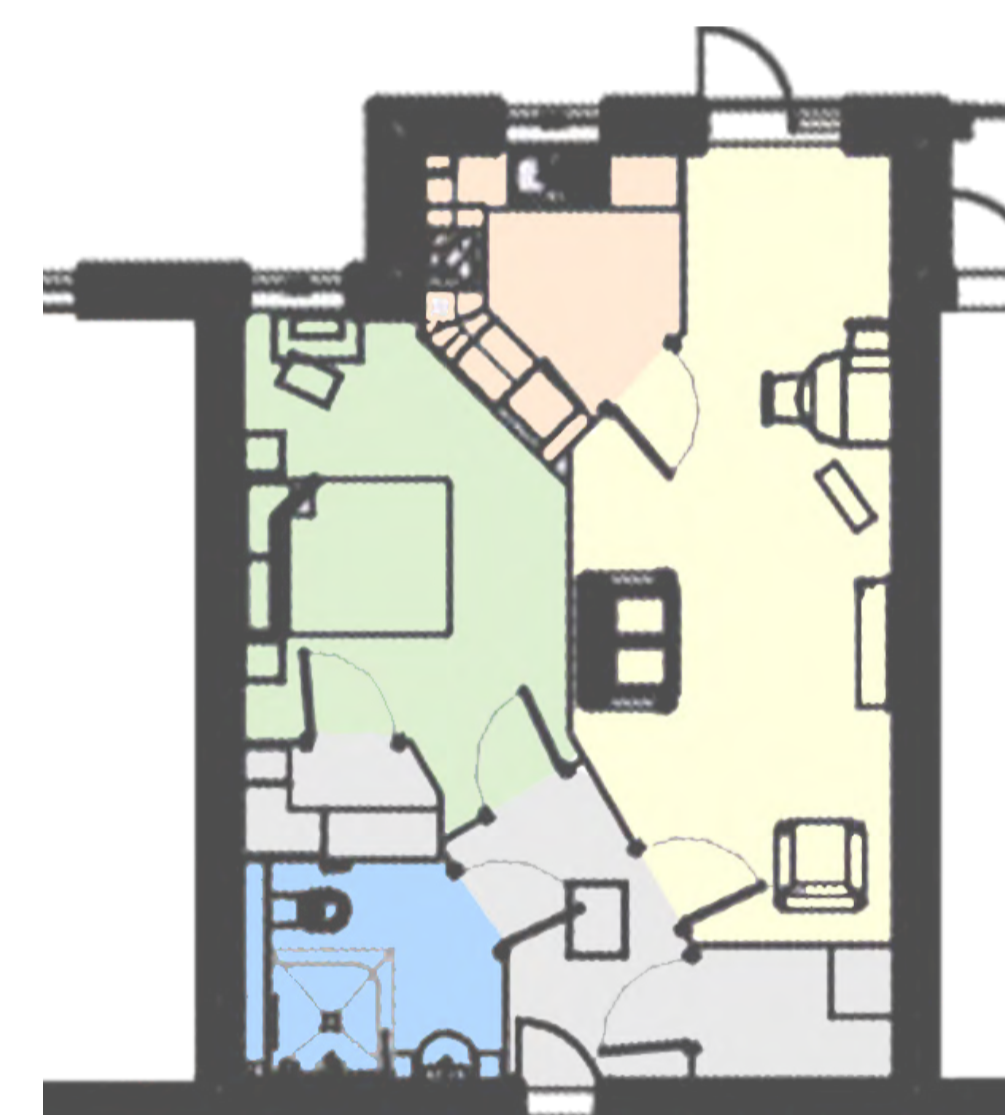
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