

## **Proposed Residential Development at Land off Barby Road, Kilsby, Daventry**

### **Pre-Application Public Consultation**

#### **Background**

Richborough Estates propose to submit an outline planning application to West Northamptonshire Council in Autumn 2021. Marrons Planning are Richborough Estates appointed planning consultants and will be responsible for submitting the planning application with Richborough Estates.

We would welcome feedback from local residents on the proposals for the site ahead of the planning application submission. You can provide your comments using the following link:

<https://www.richboroughestates.co.uk/project/kilsby/>

Please provide your comments by  
**Sunday 19<sup>th</sup> September 2021.**

#### **The Proposal**

The proposal seeks to erect approx. 41 dwellings with a vehicular access taken from Barby Road. Landscaping, infrastructure and associated works will also be included and submitted to West Northamptonshire Council.

Further details about the site are available on our website at the link in blue.

Once the planning application has been submitted, West Northamptonshire Council will undertake a formal consultation exercise, where you will again have the opportunity to make comments directly to the Council. Any comments made formally to the Council at that time will be taken into account when they determine the planning application.

Overleaf is an indicative site layout plan showing how the site is proposed to be delivered. All comments are welcome and we look forward to your feedback.

**If you do not have access to the internet and have any queries in relation to the scheme, then please contact Alanna Mahoney at Richborough Estates on 07939 833 356.**



#### Design Notes

1. Proposed vehicular and pedestrian access via Barby Road;
2. Extended pedestrian footway;
3. Development gateway;
4. Linked residential frontages with car parking set well back from building line;
5. Development focal space;
6. Linked buildings to define central green space incorporating new children's play area and existing public footpaths;
7. Dual aspect corner buildings;
8. Car-free frontage overlooking public right of way;
9. Possible alleyway to address new and existing residents;
10. Dwellings located side-on to boundary to reduce overlooking;
11. Offset to address potential drainage constraint;
12. Outward facing dwellings to address noise constraints;
13. Soft green edge retaining existing ditch hedgerow and trees; and
14. Soft development edge to address important view 5 [Kilsby Conservation Area Appraisal]. Incorporates sustainable drainage and existing landscape.

