

# Kilby Road, Fleckney

Outline planning permission was approved at Planning Committee on 16 May 2017 (planning reference 16/00592/OUT) for the erection of up to 150 dwellings and associated infrastructure.

This leaflet provides further information ahead of David Wilson Homes submitting a Reserved Matters application to Harborough District Council.

David Wilson Homes have considered the approved principles of development in the production of the detailed layout, and consider the development proposal best suits the sites constraints and opportunities.



**Sensitive boundaries** - The layout has been designed to minimise the impact on residents of Coleman Road. Sensitive boundary treatment including a landscaping buffer is proposed to screen the development and reduce visual impact. Dwellings along this boundary have been limited to 2 storeys.

**Hedgerows and trees** – following comments from members and the Planning Officer, existing trees and hedgerows have been retained where possible to create green corridors, link open spaces, and to preserve the rural edge to the settlement.

**Public open spaces (POS)** – multifunctional open spaces have been provided on the layout as follows:

- POS to the north of the PRoW, including a play area (LEAP), accessible to both new and existing residents
- Amenity greenspace around the SUDS basin in the south eastern corner of the site and on the site frontage, setting the built form back from Kilby Road
- Green corridors incorporating pedestrian linkages

**Water attenuation** – surface water run-off is to be retained on-site in a landscaped balancing pond. Surface water run-off will collect in the pond where a hydro-brake will control the run-off rate, releasing the water at a controlled rate into the local sewer network. The development will provide significant betterment in terms of surface water run-off than its current greenfield rate.



**Urban form** - the development is structured around a main street that meanders through the site with smaller lanes and private drives leading off of it, reflecting the typical form of development found in Fleckney.

Dwellings will be predominantly 2 storeys in height, with some 2 ½ storey houses and bungalows. The layout includes terraced, semi-detached and detached houses. Dwellings will also feature regional architectural detailing to add variation and character to the built form.

**Footpaths** - the existing Public Right of Way (C41) has been retained and will be hard-surfaced. The site can also be accessed on foot via Kilby Road, and additional footpaths are provided in the proposals for increased permeability and connectivity.



DAVID WILSON HOMES  
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