

Land at Rothersthorpe Road – Phase 2 Presentation to Kissingbury Parish Council

Full Planning Application for the erection of 48 dwellings, including vehicular access, pedestrian links, public open space, car parking, landscaping, drainage and other associated works.

15 October 2024

Introductions

- Spitfire Homes
- Pegasus Group
- Purpose



The Site

- Phase 1 was granted outline planning permission for up to 44 dwellings (ref: S/2017/3060/MAO) – Construction was completed in December 2023 with last sale completion in August 2024.
- Sustainable location for additional residential development
- No significant constraints



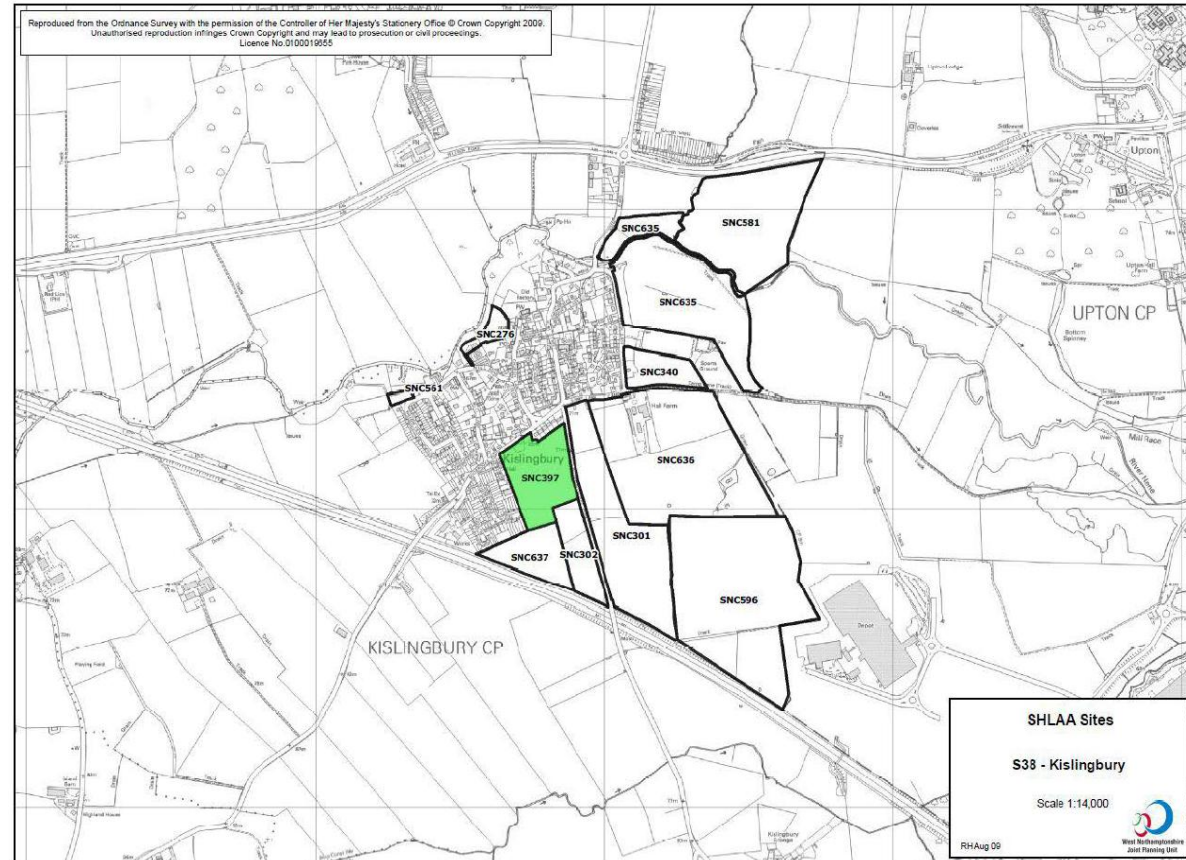
View taken from the end of Miller's Close looking across to the south western corner of the site.



View taken from Pump Station, looking west from Rothersthorpe Road

The Site – Policy Position

- Allocation in the Local Plan and Neighbourhood Plan – principle established
 - Affordable Housing Requirement
- West Northamptonshire Council – housing need position
- New NPPF position – increased housing need

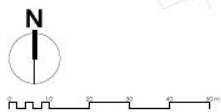


Site Allocation within Neighbourhood Plan

The Proposed Development



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The Proposed Development – Design



- Character of the area



- Completed Phase 1 development



- Visualisation of site entrance to Phase 2



- Proposed streetscape

The Proposed Development – Key Matters

- Status of Planning Application
- Principle of Development
- Affordable Housing
- Parking and EV Charging Spaces
- Open Space and Trees
- Bin Storage
- Site Drainage
- BNG



Timeline

- Planning Application Submission – November 2024
- Planning Permission expected – March 2025
- Start on site – November 2025
- Marketing Suite open – May 2026
- First occupation – August 2026
- Finish 48 plots – July 2027

(Above timeline is subject to planning and s106 resolution)



STREET ELEVATION BB

Thank You

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