



Dear Resident,

Land north of Barkby Road, Syston

At Taylor Wimpey we are currently preparing an outline planning application for new homes on land at the junction of Barkby Road and Queniborough Road, Syston. We are now seeking local views on the proposals to refine our plans prior to submitting our application to Charnwood Borough Council.

The site has been selected for development by Charnwood Borough Council in the Draft Charnwood Local Plan 2021-2037 to provide up to 195 much needed new homes (including a significant number of affordable homes), with associated green space. The Local Plan is a document prepared by the Borough Council that allocates land for sustainable development over this period.

The proposals for the site are in accordance with the draft Local Plan policy for the site. Our outline planning application seeks to confirm the principle of new homes on the site, with full details (such as the design and layout of the homes) subject to future planning applications. The forthcoming outline planning application will include:

- **Up to 195 new sustainable homes** – 30% of these (up to 59 homes) would be affordable, for allocation to Charnwood Borough residents
- **Associated car parking** for residents and visitors
- **An attractive, landscape led proposal**, with open space for existing and new residents
- **Sustainable urban drainage systems** designed into the landscaping scheme
- **Retention of the existing east-west public right of way** across the site, together with the protected oak tree and with additional pedestrian links created through the site
- **Vehicle access** to/from Barkby Road

As part of the planning application process, we would also agree with Charnwood Borough Council a package of contributions towards local infrastructure improvements, such as for transport, education and health provision.

We have launched a digital virtual public exhibition for the local community to find out more information regarding our proposals, find answers to some frequently asked questions via a live chat service and provide feedback. You can visit this exhibition at:

www.taylorwimpey.co.uk/new-homes/syston/barkby-road

If you would like to provide your feedback, the easiest way to do so is via the feedback page on the website. If you would like to speak to us directly, or if you would like a hard copy of the consultation documents, you can contact DevComms, our community representatives, at **syston@devcomms.co.uk** or call freephone on **0800 080 3268**.

We would be grateful if you could provide your feedback by **Sunday 19th September**, when the consultation period ends.

We hope that this information has been helpful and look forward to hearing your views.

Yours faithfully

Ellie Gale

Senior Strategic Land & Planning Manager

**Taylor
Wimpey**

For further information please contact us by freephone on **0800 080 3268** or email us at **syston@devcomms.co.uk**

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