

GLOst6234/P20-3155

13th December 2021

Lewis Marshall  
Charnwood Borough Council  
Southfield Road  
Loughborough  
Leicestershire  
LE11 2TX

Dear Lewis

**Land North of Barkby Road, Syston - Submission of Outline Planning Application  
Planning Portal Reference – PP-10053738.**

Further to pre-application discussions, I am pleased to enclose an outline planning application on behalf of Taylor Wimpey (UK) Ltd for the erection of up to 195 dwellings, on land to the north of Barkby Road, Syston, together with associated affordable housing, open space, landscaping, drainage and play space facilities. All matters are reserved bar access which is proposed from Barkby Road. The application has been submitted via the Planning Portal (reference number: PP-10053738).

The application site is an emerging allocation for residential development in the Charnwood Pre-Submission Local Plan 2021 – 2037 under Policy DS3, site reference HA3. The Charnwood Local Plan was submitted to the Secretary of State for Levelling up, Housing and Communities for Examination on Friday 3rd December 2021. The planning application is therefore submitted in support of the emerging Local Plan and Policy DS3(HA3).

The planning application comprises the documents listed below:

1. Application forms
2. Site Location Plan (drawing reference number: P20-3155\_001\_01)
3. Site Access Plan (drawing reference number: 20060-02C)
4. Concept Masterplan (drawing reference number: P20-3155\_003F-01)
5. Planning Statement by Pegasus Group
6. Design and Access Statement by Pegasus Group
7. Consultation Statement by DevComms
8. Landscape and Visual Appraisal by EDP
9. Archaeological and Heritage Assessment by EDP
10. Phase 1 and 2 Geo-Environmental Assessment by RSK

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11. Ground Gas Risk Assessment by RSK
12. Agricultural Land Classification Report by ADAS
13. Flood Risk Assessment and Drainage Strategy by Travis Baker
14. Ecological Appraisal by EDP
15. Biodiversity Impact Assessment by EDP
16. Arboricultural Impact Assessment by EDP
17. Arboricultural Technical Note by EDP
18. Transport Assessment by David Tucker Associates
19. Travel Plan by David Tucker Associates

The necessary planning application fee of £19,436.00 has been paid directly via the Planning Portal.

I trust the above is sufficient for you to validate the application. Please do not hesitate to contact me if you have any queries.

Yours sincerely



**Guy Longley**  
**Executive Director**

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