



LAND NORTH OF BARKBY ROAD, SYSTON

STATEMENT OF COMMUNITY INVOLVEMENT FOR TAYLOR WIMPEY

NOVEMBER 2021



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1. Introduction and background

This Statement of Community Engagement has been prepared by Development Communications Ltd (DevComms) in support of an Outline Planning Application by Taylor Wimpey for the site North of Barkby Road, Syston. The site has been allocated under Policy HA3 in the Charnwood Local Plan 2021-2037 (Pre-Submission Draft) for the development of up to 195 new homes with associated green space.

DevComms is a political and stakeholder engagement consultancy specialising in the property development sector and has undertaken community and stakeholder engagement for Taylor Wimpey in respect of the Outline Planning Application for this site.

The site is bound by Barkby Road to the south, Queniborough Road to the east, agricultural land to the north and residential dwellings to the west. The proposed site lies North of Barkby Road on the eastern edge of Syston, between the villages of Barkby and Queniborough. The site is situated approximately 1.3km from Syston town centre.

The forthcoming Outline Planning Application will include:

- Up to 195 new sustainable homes – 30% of these will be affordable homes
- Associated car parking
- An attractive landscape led proposal
- Sustainable urban drainage systems
- Retention of the existing east-west public right of way
- Vehicle access to/from Barkby Road

Taylor Wimpey has been committed to engaging with the local planning authority, Charnwood Borough Council and the local community to ensure that all key stakeholders have had the opportunity to view and comment on the development proposals. The community was informed of the proposals and provided with project specific contact details to ask any questions and/or to provide any feedback.

This report provides an overview of the consultation activities undertaken, including with the key identified stakeholders and the methods used to engage with them. This report also identifies the main priorities arising from the consultation process. This report forms part of a comprehensive suite of documents submitted in support of the application proposal and should be read alongside them.



2. Policy background to consultation

2.1 National Policy

The updated 2021 National Planning Policy Framework (NPPF) recommends that developers engage with local communities during the pre-application stage, referred to as 'front-loading'. Paragraph 39 of the NPPF states: 'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community'.

2.2 Local Policy

Charnwood Borough Council's Statement of Community Involvement (SCI) adopted in January 2021, explains that the Council 'encourages and values early pre-application engagement (particularly alongside community engagement exercises)'.

2.3 Best Practice

In addition to the requirements and advice set out in the NPPF and Charnwood Borough Council's SCI, DevComms and Taylor Wimpey have sought to ensure that all the material relating to the application proposal has been prepared to reflect the following best practice principles:

- Prepare 'plain English' clear, concise and understandable briefing material.
- Make information and material accessible to the local community.
- Contact with key individuals likely to have most interest in the proposals to explain the approach to consultation and provide a briefing on the proposals.



3. Rationale and approach to stakeholder engagement

Taylor Wimpey is committed to widespread engagement with all key stakeholders prior to the submission of its planning application. In light of the ongoing uncertainty in relation to the pandemic, and in recognition that some members of the local community may remain uncomfortable attending in-person events, it was decided that other means of engagement with local residents should be pursued. As such, other methods were deployed to ensure that the local community were able to access relevant information on the scheme and provide feedback. These methods comprised:

- Consultation newsletter
- Digital consultation platform
- Media releases
- Dedicated project phone line and email

This approach was beneficial in ensuring the local community had sufficient time to access information on the scheme at a time of their convenience as well as providing a mechanism for comprehensive feedback

Alongside this, a comprehensive engagement programme was developed, which utilised a range of methods to engage with all key political and community stakeholders including:

- CBC Cabinet Members (Cllr Thomas Barkley and Cllr Richard Bailey);
- CBC elected ward representatives – ward members for Syston East, in which the site is located (Cllr Ken Pacey and Cllr Simon Bradshaw), Syston West Ward (Cllr Sue Gerrard (as well as Cllr Thomas Barkley), and Queniborough Ward (Cllr Daniel Grimley);
- Members and officers of Syston Town Council, Barkby Parish Council and Queniborough Parish Council.

3.1 Charnwood Borough Council

Pre-application advice process

The applicant sought formal pre-application advice prior to the submission of the planning application. A meeting was therefore held with planning, landscape and ecology officers on 13th May 2021.



Engagement with relevant CBC elected ward members

It was important to ensure that local Syston ward members at CBC were briefed on the proposals to ensure that they had an awareness and understanding of the proposals should they be contacted by constituents during the public consultation period.

Initial phone calls were made by DevComms on behalf of Taylor Wimpey to the CBC Cabinet Member for Planning, as well as Syston East ward members, to offer a virtual meeting to brief members on the proposals. Following on from this, a virtual meeting via Zoom with the ward members was arranged for the 4th August 2021.

The meeting was held on the understanding that it would take place prior to the submission of a planning application, and that there would be further information to come in the form of a newsletter.

Briefing newsletter – 27th August 2021

A briefing newsletter, including a link to the online public consultation, was sent by email on the 27th August 2021 to the members representing CBC wards Syston East, Syston West and Queniborough. The same briefing was also provided to the CBC Cabinet Member for Planning. The materials provided a written overview of the proposals and information on the forthcoming online consultation – as well as the offer to hold a further meeting to discuss the development of the proposals.

Although the offer of a further meeting has not yet been taken up, Taylor Wimpey remain open to further engagement with the local members and will proactively provide an update on the proposals and feedback received from the community throughout the consultation period on the planning application.

3.2 Syston Town Council

As with local CBC representatives, it was equally important to ensure that Syston Town Council was briefed on the forthcoming submission of the planning application and associated community consultation.

A phone call was made by DevComms on behalf of Taylor Wimpey to the Town Manager to offer a meeting to the Town Council to brief members on the proposals.

A briefing presentation to the Town Council was subsequently arranged and took place on the 7th September 2021 at Syston Community Centre. A copy of the presentation is provided at Appendix A and the feedback from this briefing is provided in the feedback section below.

Prior to this taking place, a briefing newsletter, including the link to the online public exhibition, was circulated to the members of the Town Council on 27th August 2021 for their information.



3.3 Local community and interest groups

An important element of the pre-submission consultation was ensuring that residents and businesses situated close to the site were notified of the proposals and provided with an opportunity to comment on the scheme prior to the submission of the planning application.

A wide range of mechanisms were provided to make it easy and convenient for residents to provide their feedback on the proposals. This approach allowed recipients the opportunity to engage digitally, by phone or email. A summary of the engagement mechanisms is provided below.

Consultation newsletter – 27th August 2021

DevComms, on behalf of Taylor Wimpey, issued a short newsletter to 939 homes and businesses within Syston on 27th August 2021 through a dedicated mailing company. The newsletter provided an overview of the proposals, links to the project consultation website (where further information was provided) and details on how recipients could provide Taylor Wimpey with their feedback.

Respondents were asked to provide their feedback by Sunday 19th September 2021. Sample copies of the consultation newsletter, along with an aerial photo of the mailing area to which these were distributed, are included at Appendix B.

Digital consultation platform

A dedicated digital consultation platform was launched containing details of the proposals and frequently asked questions, along with a digital survey for feedback and details to contact the team directly. The website also included a live chat function for quick answers to common questions. The digital survey included questions on detailed aspects of the plans, and an open box for comments and other questions.

The digital platform link (www.taylorwimpey.co.uk/new-homes/syston/barkby-road) was included on all correspondence.

Copies of the website pages and online feedback form are included at Appendix C and a comprehensive review of the feedback provided is set out in the next section of this report.

Media release

A media release was prepared and issued to local newspapers in the area on the 27th August 2021. A copy of the media release is located at Appendix D.

Dedicated project contact

The briefing newsletter and project website both included a dedicated email address to allow recipients the opportunity to provide more detailed feedback, ask questions or request physical copies of the consultation documents.

The newsletter also included a dedicated freephone project phone line which provided the opportunity to contact the team directly to speak with members of the development team.



4. Feedback

This section provides an overview of the feedback received from both stakeholder engagement and community consultation. The feedback is divided into two sections; (i) feedback from both the CBC pre-application process and local elected representatives, and (ii) local stakeholder and wider community feedback.

4.1 Pre-application response from CBC Planning officers

A meeting was held with Charnwood Borough Council officers on 13th May 2021, and following the meeting, a formal pre-application response was received on the 11th June 2021 (reference number: P/20/2260/2). Advice was received on the principle of development, landscape, design, amenity and housing mix, access and highway safety, drainage, ecology and biodiversity, as well as identifying S106 contributions which would be sought. The response also set out what documentation would be required to be submitted with an outline planning application.

4.2 Feedback from CBC elected representatives in meetings and via email

Through the meetings with CBC elected representatives, the team were encouraged by feedback that the proposed residential use for the site was accepted and that housing numbers in this location, in accordance with the emerging Local Plan policy, seemed acceptable.

The main issues raised at the meeting surrounded the traffic / highways issues in the area, specifically relating to the Barkby Road, and the pressure on the town's medical practice.

The main / most common points raised and the response from Taylor Wimpey to these matters are summarised in section 5 below.

4.3 Engagement with Syston Town Council

The presentation meeting with Syston Town Council was held on the 7th September 2021 at 6:30pm. The Taylor Wimpey team attended the meeting and provided a presentation to the Committee.

Questions raised at the presentation were:

- Will the new scheme include a GP surgery?
- Is there potential for additional bus services to be provided?
- How will the traffic issues on the Barkby Road be managed? Can cycle lanes be incorporated into the new roads? Will the roads be wide enough to accommodate refuse vehicles and emergency vehicles?
- Will the new homes be genuinely affordable?
- Are you factoring future expansion into the site, i.e. growth to the north?



- What is the timing for the delivery of the new school?
- Will the Town Council have a role in discussions on the allocation of s.106 contributions with CBC?

The main / most common points raised and the response from Taylor Wimpey to these matters are summarised in section 5 below.

4.4 Community Feedback

This section provides a breakdown of the feedback received throughout the public consultation exercise conducted by Taylor Wimpey and responses to the issues raised.

Summary of responses to August 2021 newsletter mailing and website

There was a limited response to the community mailing, with only 16 online feedback forms and seven emails received by the cut-off date for responses (Sunday 19th September). We also received four telephone calls with questions. This represents a feedback rate of just 3% based on the mailing of 939 properties.

Feedback Mechanism	Frequency
Online survey	16
Emails	7
Telephone calls	4
Total (up to 19th September 2021)	27

There was only one email response received after the cut-off date. This has not been counted in the analysis above, but the comments made have been reflected in the qualitative feedback section below.



Responses to closed questions

The first question on the feedback form asked, 'please identify below the level of importance you would place on each of the following issues for us to consider as we progress our planning applications on the site?' A slider of 1-5 importance was provided, and the responses are captured in the table below, with 1 being of lowest importance and 5 being the highest importance.

1. Please identify below the level of importance you would place on each of the following issues for us to consider as we progress our planning applications on the site?	
Level of importance	Count of Housing Mix
1	4
2	0
3	4
4	2
5	6
Grand Total	16

Level of importance	Count of Housing Design
1	3
2	1
3	3
4	4
5	5
Grand Total	16

Level of importance	Count of Ecology and Landscaping
1	0
2	0
3	2
4	2
5	12
Grand Total	16



Level of importance	Count of Drainage
1	0
2	0
3	4
4	2
5	10
Grand Total	16

Level of importance	Count of Highways and Transport
1	0
2	0
3	3
4	3
5	10
Grand Total	16

Level of importance	Count of Infrastructure
1	1
2	3
3	4
4	1
5	7
Grand Total	16

Level of importance	Count of Sustainability
1	0
2	2
3	3
4	3
5	8
Grand Total	16

Identifier	Count of Homeowner
No	1
Yes	15
Grand Total	16



Identifier	Count of Household Size
2	6
4	7
5	1
6+	2
Grand Total	16

Qualitative feedback comments

Qualitative feedback received via email and phone conversations are detailed below. The digital survey also included space for residents to provide freeform comments and this is also detailed below.

Most frequent positive comments:

- Need for more housing / affordable housing / hope to keep younger generations in Syston via new affordable housing
- Questions regarding plot releases – would like to live in a new home here

Most frequent concerns raised:

- Concerns surrounding already existing traffic issues in the area – especially regarding Barkby Road
- Need for more doctors' surgeries / primary schools / public transport to support a larger population
- Negative impact on wildlife
- Flooding / Drainage impact

The main / most common points raised and the response from Taylor Wimpey to these matters are summarised in section 5 below.

A full list of the comments made and the frequency they were raised are provided at Appendix E.



5. Responses to feedback

This section provides responses to the most frequently raised comments arising from engagement with stakeholders and the local community. The responses are intended as summaries and further information can be found in the technical reports accompanying the planning application.

5.1 Pre-existing traffic concerns in Syston

In allocating the site for development in its draft Local Plan, Charnwood Borough Council and Leicestershire County Council have assessed the local road network and concluded that vehicle movements from up to 195 homes could be accommodated.

Our technical team will prepare an additional, detailed transport assessment that will form part of our planning application and be subject to independent scrutiny by the County and Borough Councils. This assessment will include information on the number of private vehicle trips expected from the new development and an assessment of the impact on key local junctions in the area.

The assessment is based on traffic survey data collected prior to the Covid pandemic. The site is expected to generate a total of 90 vehicle trips in the peak morning hour (8am-9am) and 85 trips in the peak evening hour (5pm-6pm). This means that, at peak times, the site would generate at most an additional two (2) vehicle movements per minute on the local road network. This would not be perceptible and would be lower than this outside the peak hours.

As such, it is not expected that the level of new trips will have a material impact on the local road network. However, if it is considered that any local road improvements are needed then these would be discussed with the County, Borough and Town Councils through the planning application process.

5.2 Need for more infrastructure

Contributions will be provided towards education, healthcare, public transport and other facilities in order to mitigate the impact on local infrastructure. These will be secured through a legal agreement with Charnwood Borough Council, following dialogue with the Borough Council, County Council and Town Council.

Policy HA3 in the Draft Pre-Submission Local Plan also directs contributions from this site to help fund a new primary school on land south of Barkby Road, which itself is allocated in the draft Local Plan for new homes under Policy HA1.

Contributions towards improved public transport options, such as opportunities to enhance bus services, are also being explored with the County Council and the bus service operators.



5.3 Concerns surrounding impact to wildlife

As the site is currently in agricultural use, it has limited current ecological value or wildlife habitat.

Our proposals will protect the limited, existing onsite habitats through the preservation of as many of the existing trees and hedgerows as possible (including the protected oak tree), in addition to creating new habitats, including wetlands (in association with Sustainable Urban Drainage System (SuDS) features) and grasslands within open spaces across the site.

The hedgerows surrounding the site will be enhanced with the use of native species. These will continue to provide important habitats and green links for wildlife as well as contributing to the softening of views to the site.

5.4 Flooding / Drainage issues

This site is located outside of the Environment Agency flood zones and is therefore appropriate for development, hence its allocation in the Borough Council's draft Local Plan.

However, our Masterplan will also incorporate a SuDS (Sustainable Urban Drainage System) which will carefully manage the water on site. This system incorporates a series of drainage ponds and channels through which water will be discharged at a controlled rate (equivalent to green field drainage) into the local drainage network.



6. Conclusions

This report documents the approach to local stakeholder and wider community engagement undertaken in support of this outline planning application submitted to CBC for a proposed 195 new homes and associated green space, north of Barkby Road, Syston.

As detailed within this report, Taylor Wimpey has undertaken important steps to ensure that an appropriate and comprehensive engagement exercise was delivered to allow all the key political and community stakeholders, as well as local residents, to be fully briefed on the upcoming proposals and given the opportunity to comment.

The following broad conclusions can be drawn from the consultation undertaken to date on the proposals;

- The proposals have been presented to relevant CBC officers, elected members and Syston Town Council. All parties have been kept updated on the proposals.
- The consultation methodology represents best practice and guidance provided in the NPPF and CBC Statement of Community Involvement.
- The local community was consulted via a community newsletter and consultation website, and an online feedback form was provided to allow residents the opportunity to easily provide us with their feedback on the proposals.
- A variety of mechanisms was made available to the local community to engage with the project team on the proposals, including a dedicated project website with live chat, email address and telephone number.
- The level of community response to the consultation on the proposals has been limited, which suggests that there is limited interest in the development and proposals.
- The main issues raised by those with concerns relate to the local traffic impacts, infrastructure provisions and wildlife in the area. These issues have been addressed in summary in this document and more information can be found in the various technical reports that accompany the planning application.

Taylor Wimpey will continue to maintain and monitor communication channels for the local community to raise any additional issues throughout the determination period of the planning application. Taylor Wimpey will also maintain an open approach to engagement with all stakeholders through the application determination period.



APPENDIX A

BRIEFING PRESENTATION TO SYSTON TOWN COUNCIL



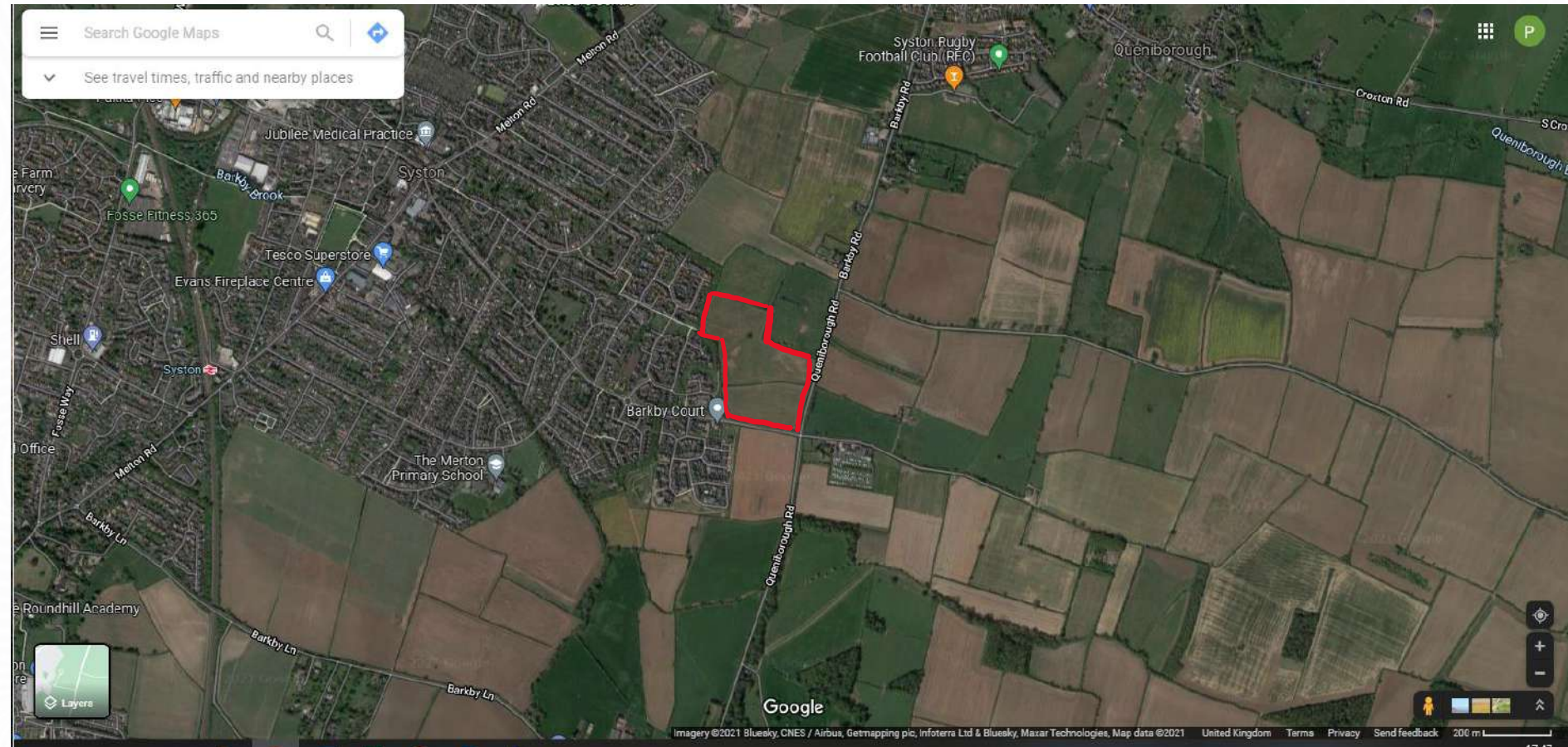
Taylor Wimpey

Syston Town Council
7th September 2021

About Taylor Wimpey

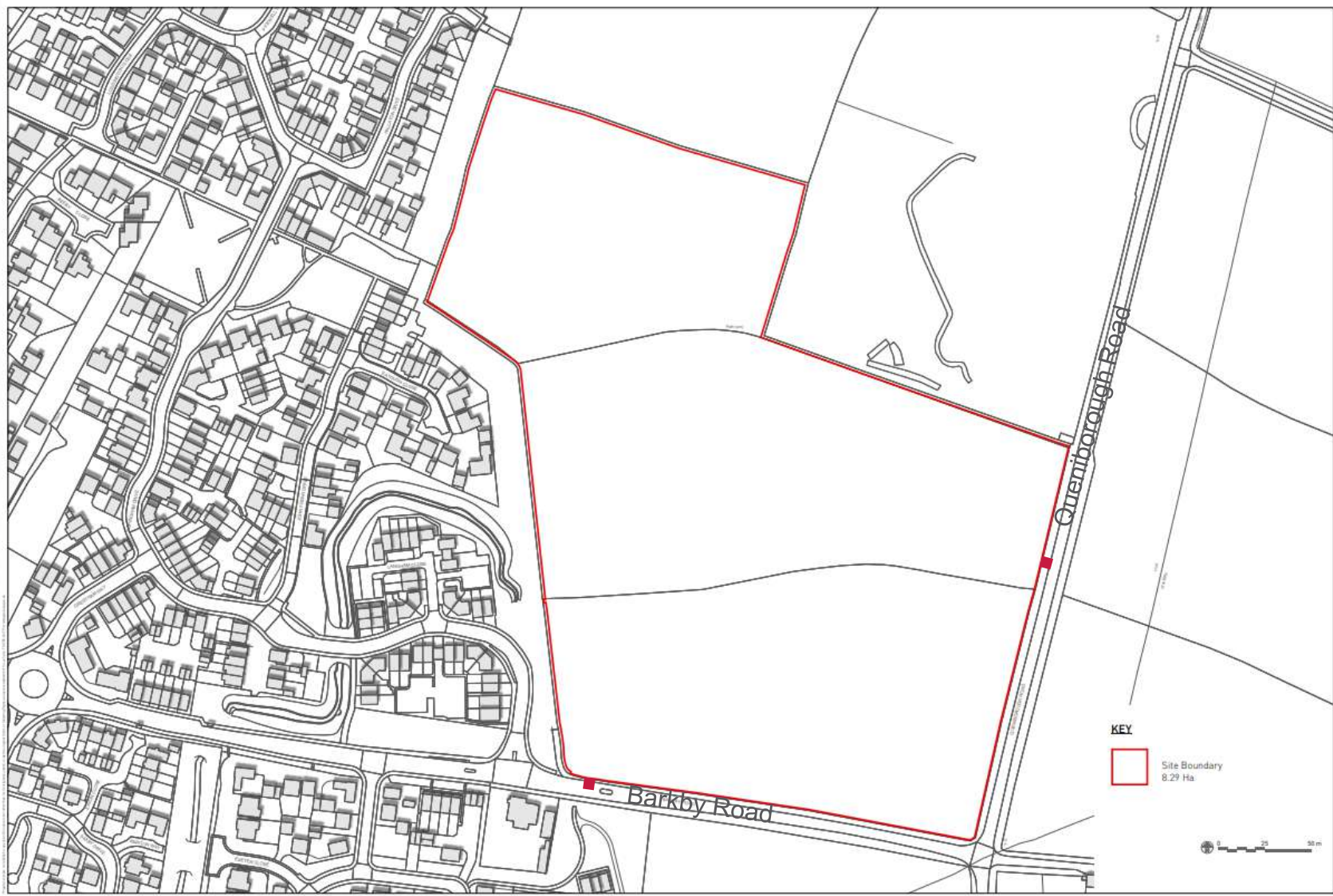
- Taylor Wimpey is one of the foremost residential developers in the UK and we build attractive and sustainable homes and communities.
- We provide high-quality places to live with appropriate facilities, an attractive environment and a sense of place.
- Taylor Wimpey are experts in land acquisition, home and community design, urban regeneration and supporting infrastructure.

Site location



- The proposed site lies north of Barkby Road on the eastern edge of Syston, between Queniborough and Barkby villages.
- The site is situated approximately 1.3km from Syston town centre.

Site context



Charnwood Local Plan

- Site allocated for 195 homes under policy HA3 in the Charnwood Local Plan 2021-2037 (Pre-Submission Draft)
- The proposals for the site are in accordance with the draft Local Plan allocation at Policy HA3 by delivering up to 195 homes on the site.

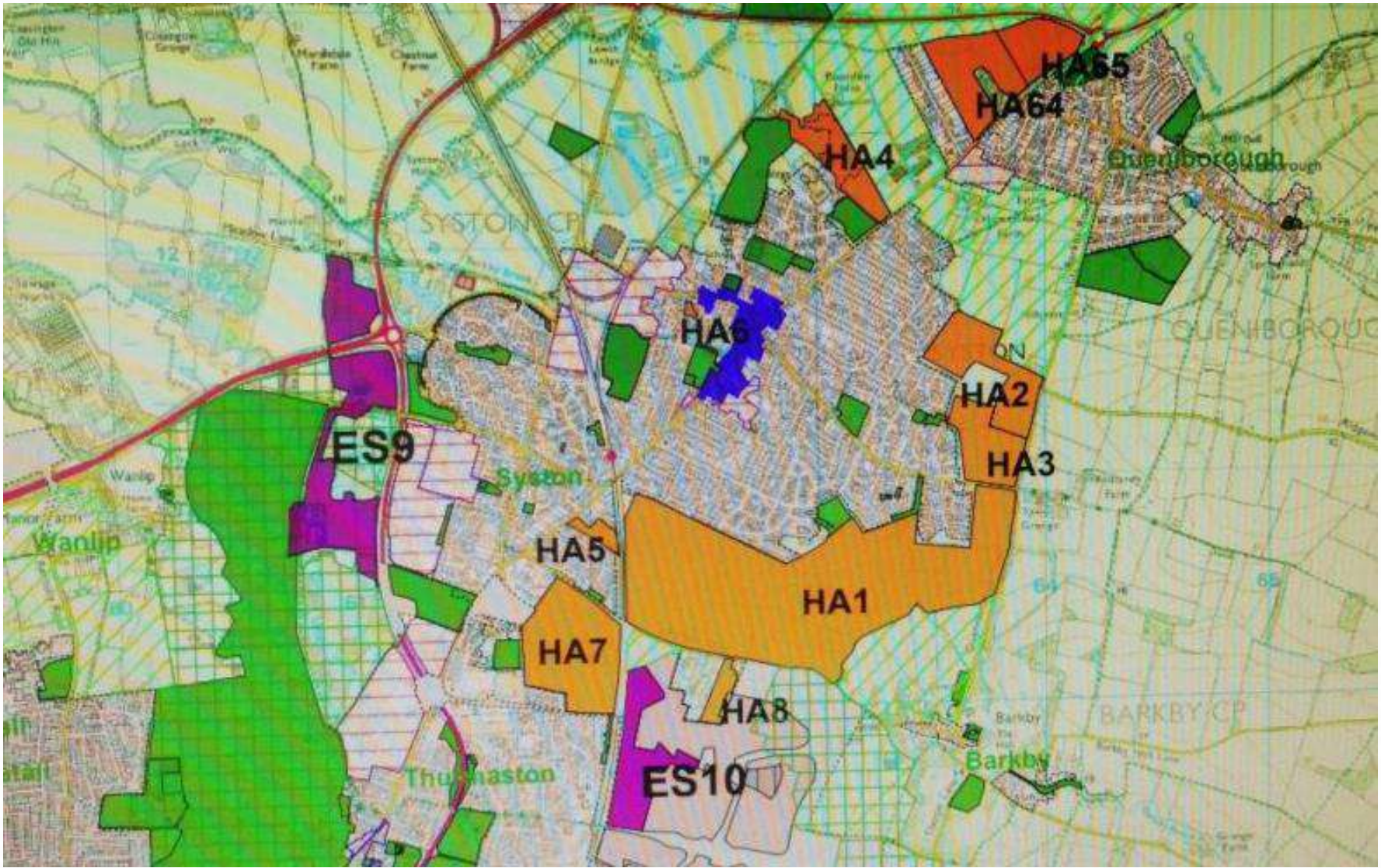


Charnwood
Local Plan 2021-37
Pre-Submission Draft
July 2021

www.charnwood.gov.uk/localplan



Draft site allocation



Local Plan Policy HA3

“We will support development proposals at site HA3 that:

- are accompanied by a flood risk assessment which responds to the evidence of flood risk on the site and demonstrates how mitigation of those risks, including securing appropriate site access arrangements, can be satisfactorily achieved so as to meet the Exception Test; and
- contribute to the reasonable costs of the provision of a new 2 form entry primary school located at site HA1.”

Illustrative Masterplan



- KEY**
- Site boundary
 - Residential
 - Open space
 - Play space
 - Trees / hedges
 - New trees / hedges
 - SUDS areas
 - Primary road
 - Secondary road
 - Lanes
 - Shared drives
 - PROW
 - Footpaths
 - Strategic view
 - 10m wide landscaping
 - Proposed footpath

Planning | Design | Environment | Economics
 East Midlands

Land North of Barkby Road, Syston, Leicestershire - Concept Masterplan Pegasus



Sustainable Drainage

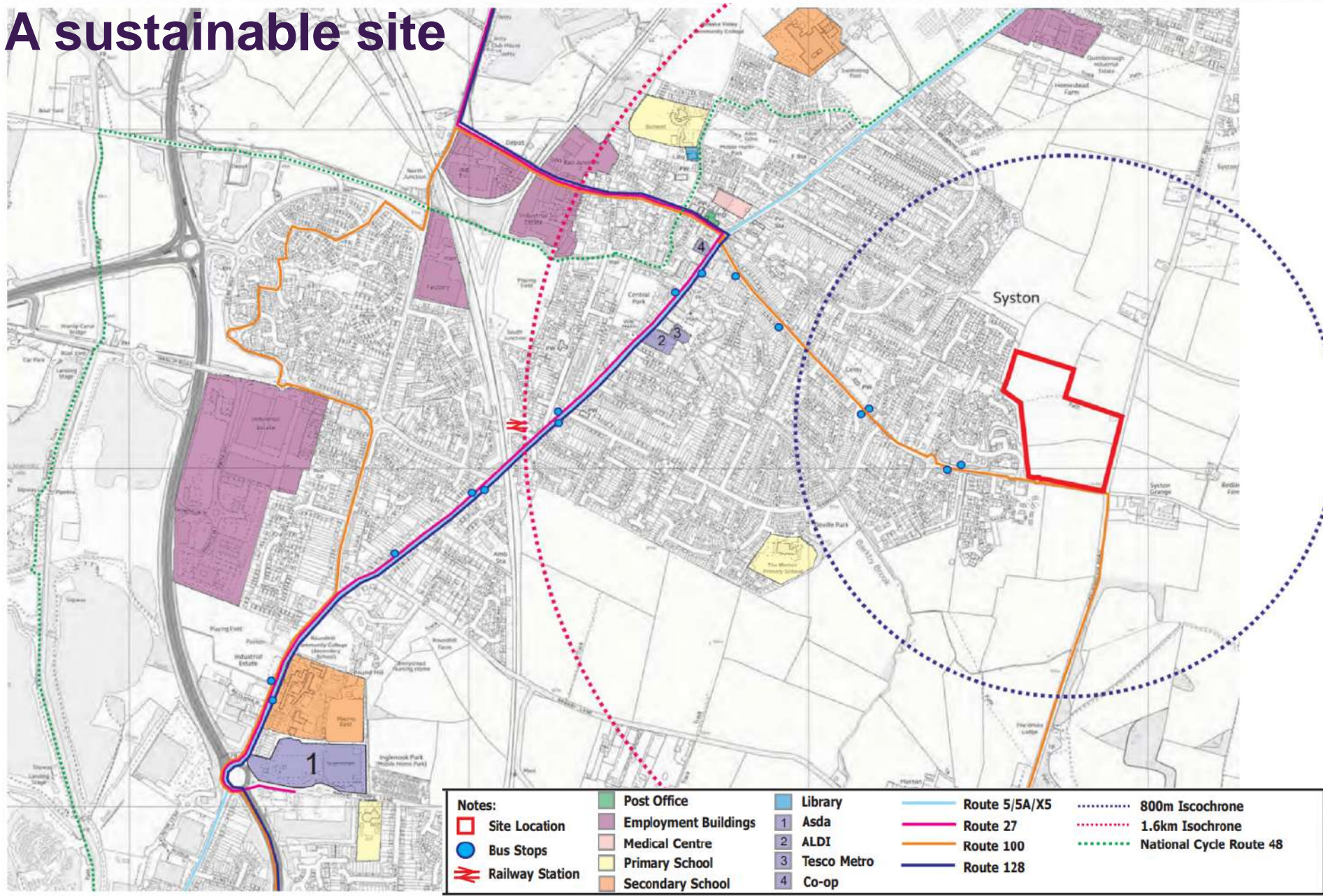
- Site outside of the floodplain and is therefore sustainable for development.
- Sustainable Urban Drainage System will carefully manage rainwater onsite.
- Naturalistic holding ponds across the site.
- Full FRA to be submitted with planning application.

Ecology and biodiversity

- Most hedgerows and trees preserved to retain limited existing habitats.
- Agriculture limits options to improve habitat.
- Proposals create new habitats, including wetlands, grasslands and new hedgerows surrounding the site.



A sustainable site





Access and movement

- Site has good access to the town centre, schools, shops and other services by bus, cycle and on foot.
- Our proposals include a new, vehicle access junction onto Barkby Road, with a dedicated right hand turn into the site.
- A TA will be submitted with our application - the impact of private vehicle trips expected from the proposals on the local road network and a range of local road junctions will be assessed.
- It is not expected that the level of new trips will have a material impact on the local road network.
- A range of measures, such as bus service improvements, will be considered in consultation with LCC Highways to seek to encourage reduced car usage.



Infrastructure provision

- On site infrastructure – open space, sustainable drainage, play areas and pedestrian links.
- Site will support delivery of new primary school on site HA1 – south of Barkby Road.
- Appropriate contributions as required to improve healthcare and public transport.






Socio-economic benefits

- Significant levels of construction related employment.
- Local community & business opportunities.
- Expenditure on goods and services locally by new residents.
- Enhanced Council Tax revenues from new residents, directly improving local services for all.
- New Homes Bonus payments.

Consultation and next steps

- Currently consulting until Sunday 19th September.
- Newsletter issued to 939 neighbouring properties.
- Digital consultation with VR exhibition.
- Media release issued to Syston Town News and other local outlets.
- Feedback will help evolve illustrative Masterplan and outline planning application.
- Planning application this Autumn.
- Subject to planning construction anticipated to begin Q1 2023.



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 Queniberough 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 000 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 000 3268 or email us at syston@devcomms.co.uk
August 2021

<https://consultwithyou.co.uk/taylorwimpey/>

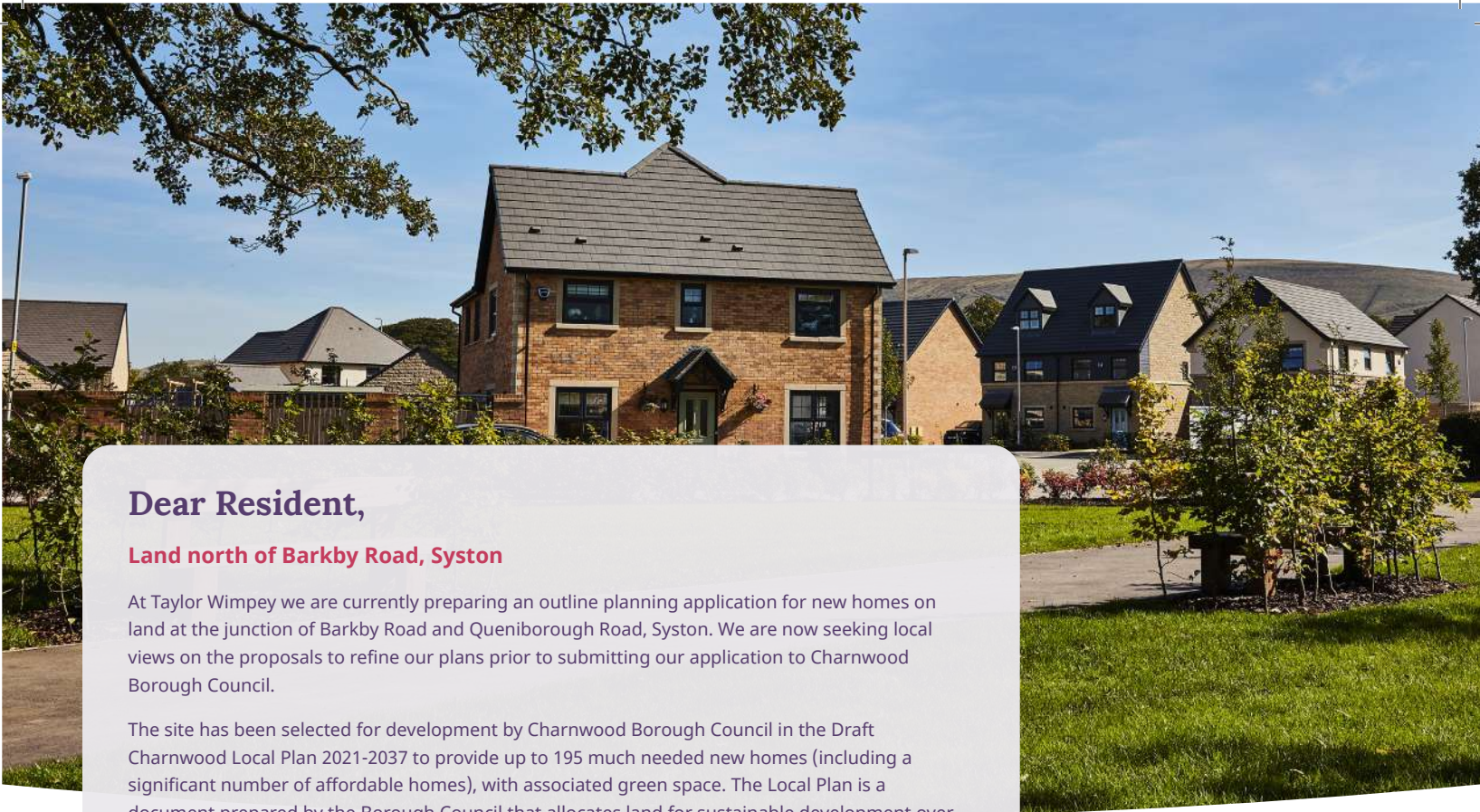
Taylor Wimpey

Syston Town Council
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APPENDIX B

CONSULTATION NEWSLETTER AND MAILING AREA





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- **Sustainable urban drainage systems** designed into the landscaping scheme
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- **Vehicle access** to/from Barkby Road

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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

August 2021



Melton Rd

Syston Rugby Cricket and Tennis Club



Barkby Rd

Queniborough Rd

Next Steps For Business

Barkby Court

ton school



Queniborough Rd

APPENDIX C

COPY OF THE WEBSITE PAGES AND VR EXHIBITION BOARDS





Learn about our plans for an exciting new community in Syston

We are preparing an outline planning application for a residential development with community facilities, on land to the north of Barkby Road in Syston, Leicestershire.

Our plans for the site include the delivery of up to 195 much needed new homes and 30% (59) of affordable homes, as well as associated green spaces for residents to enjoy.

We are working closely with local residents, Charnwood Borough Council and other key stakeholders to develop plans. We have launched an online public consultation that will run until Sunday 19th September, to gather feedback on our initial plans from the local community.

To find out more about the proposals and to submit your feedback, please visit the consultation webpage at: <https://consultwithyou.co.uk/taylorwimpey/syston>

Get in touch

Land North of Barkby Road, Syston, Leicestershire, LE7 2DL

Register Interest

Stay Updated

Some images are used for illustrative purposes only and include optional upgrades at additional cost. Development managed by Taylor Wimpey East Midlands.

Trustpilot



TrustScore 3.9 | 5,867 reviews

About our proposals

We want to create a thriving new community in Syston. We would like to invite you to take part in our online public consultation for land to the north of Barkby Road, Syston, which will run until Sunday 19th September.


The planning application is for land to the north of Barkby Road, which is identified in the Charnwood Local Plan 2021-2037.

In accordance with the emerging allocation for the site, the planning application will seek outline permission for up to 195 new homes, including a provision of 30% (59) affordable homes, as well as areas/an area of public green space on land at the junction of Barkby Road and Queniborough Road, Syston.

Below you'll find a Masterplan for the site, for more information please visit our online consultation webpage at:

<https://consultwithyou.co.uk/taylorwimpey/syston>



Land North of Barkby Road, Syston, Leicestershire - Concept Masterplan 

Why Taylor Wimpey?



LEARN MORE

Why choose us?

We're one of the UK's largest homebuilders. Find out why to choose us for your new home.



WAYS TO BUY

Help with buying your new home

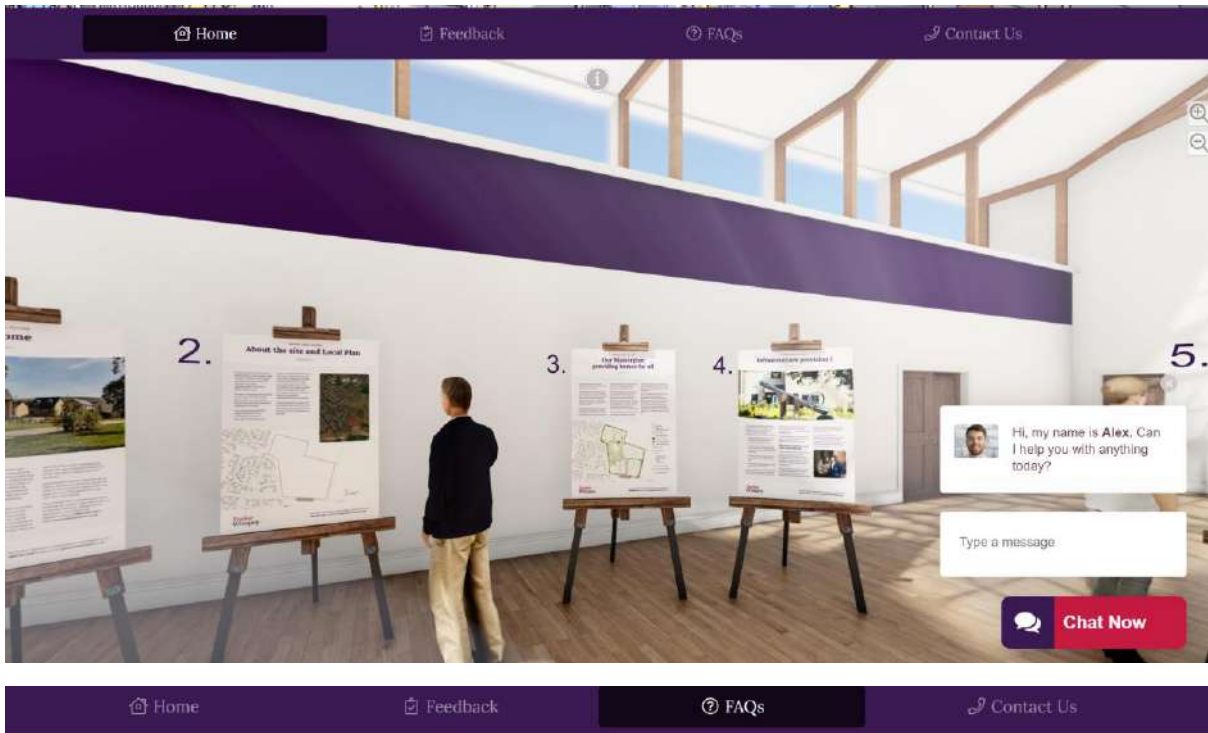
Explore the ways we can help get your home buying journey moving.



WHY CHOOSE US

Award winning homes

We're proud to have been awarded 5 stars for customer satisfaction by the Home Builders Federation.



FAQs

Community facilities and infrastructure

What benefit would this development bring to the existing community?

The proposals for the site represent a significant investment in Syston. Measures of particular benefit include significant levels of direct and indirect employment, an uplift in the expenditure on goods and services in the town centre, and enhanced Council Tax revenues from new residents which can lead to improved local services for all. Existing residents will also have access to the public open spaces and footpaths throughout the new development.

How will education and healthcare services be managed for new residents?

Contributions will be provided towards education, healthcare, public transport and other facilities in order to mitigate impact on local infrastructure. This will be secured through a legal agreement with Charnwood Borough Council, Leicestershire County Council and other stakeholders.

Policy HA3 in the Draft Pre-Submission Local Plan also directs contributions from this site to help fund a new primary school on land south of Barkby Road, which itself is allocated in the draft Local Plan for new homes.

What areas will be available for children within the plans?

The planning application includes provisions for a large, equipped play area located in the centre of the site, for children's play. There will also be new areas of inclusive public open space.

New Homes

How many new homes will be provided on the site and how many of these will be affordable?

The Masterplan for the site proposes up to 195 new homes, with 30% (59) of these being affordable and spread throughout the development. This is in line with the requirements for the site in the Borough Council's draft Local Plan.

What is the new house type range, which is featured in this development?

Taylor Wimpey's new house type reflects National Space Standards and have more flexible spaces, catering for the needs of those who work from home.

A proportion of these new homes will also be specifically designed for people with disabilities, with wider doorways for wheelchair access, amongst other features.

Highways and transport

How will additional vehicle trips from the new development be managed on the local road network?

In allocating the site for development in its draft Local Plan, Charnwood Borough Council and Leicestershire County Council (the highway authority) have assessed the local road network and concluded that vehicle movements from up to 195 homes could be accommodated.

Our technical team will prepare an additional, detailed transport assessment that will form part of our planning application and be subject to independent scrutiny by the County and Borough Councils. This assessment will include information on the number of private vehicle trips expected from the new development and an assessment of the impact on key local junctions in the area.

The assessment is based on traffic survey data collected prior to the Covid pandemic. The site is expected to generate a total of 90 vehicle trips in the peak morning hour (8am-9am) and 85 trips in the peak evening hour (5pm-6pm). This means that, at peak times, the site would generate at most an additional two (2) vehicle movements per minute on the local road network. This would not be noticeable and would be lower than this outside the peak hours.

As such, it is not expected that the level of new trips will have a material impact on the local road network. However if it is considered that any local road improvements are needed then these would be discussed with the County and Borough Councils through the planning application process.

How will vehicles access and leave the development?

Our proposals include a new vehicle access junction onto Barkby Road, with a dedicated right hand turn to the site.

What will the range of homes be?

A range of homes would be provided to meet local need. These include two and three-bed family homes, but we are also considering other house types such as bungalows. The details would be subject to future planning applications once the principle of development has been established.

What public and non-car transport modes are available in the area?

Syston railway station is just a 25 minute walk or a 6 minute cycle from the site, and there are also bus stops located within walking distance on Barkby Road which access the town centre. Our proposals will seek to promote public transport methods by means of delivering a travel pack to new residents highlighting these facilities.

Contributions towards improved public transport options, such as opportunities to enhance bus services are being explored with LCC and the bus operators and will be detailed as part of the planning application.

How many parking spaces will be provided?

The proposals would provide sufficient parking spaces to serve the new homes, with additional spaces for visitors located across the site. This level of provision is in line with the parking standards set out by the County and Borough Councils.

Green issues and climate change

How will construction be managed sustainably?

The way in which construction takes place on the new developments has changed in response to the challenges posed by climate change. As such, we are looking to incorporate a range of sustainable measures in our construction process, such as improved building fabric and techniques and use of waste water to capture heat to use within heating systems.

The details of our construction process for new homes will be set out within our planning application. Furthermore, our contractors would prepare a detailed construction method statement for agreement with the Borough Council. This would set out how construction would take place sustainably, with minimal impact on the wider area.

How would drainage and flood risk be managed?

This site is located outside of the floodplain and is therefore appropriate for development, hence its allocation in the Borough Council's draft Local Plan.

However, our Masterplan will also incorporate a SuDS (Sustainable Urban Drainage System) which will carefully manage the water on site. This system incorporates a series of drainage ponds and channels through which water will be discharged at a controlled rate (equivalent to green field drainage) into the local drainage network.

Landscape, ecology and open space

Where will open space be publicly accessible within the plan?

Our proposals and Masterplan allow for an extensive amount of open space, which integrate the existing public right of way across the site, and allow new homes to front onto it.

How will wildlife habitats be maintained on the site?

As the site is currently in agricultural use, it has little current ecological value. The Masterplan will protect the limited existing onsite habitats through the preservation of as many trees and hedgerows as possible, in addition to boosting ecology by creating new habitats such as wetlands and grasslands within open spaces across the site.

Will we be able to still see views of St Mary's Church?

The proposed layout frames and maintains views of St Mary's Church at Barkby within the new landscape.

Will public footpaths be maintained?

The public footpath across the site will be maintained and included as part of the open space in the development.

General

How can I register my interest in a new home on the site?

If you would be interested in being contacted about new homes on the site in due course, (should planning permission be granted), then please contact us directly at 0800 080 3268 or at syston@devcomms.co.uk.

When does the consultation close and what happens next?

This consultation will close on Sunday 19th September, so we would appreciate any feedback by then. We will review and reflect on the feedback received as we prepare and finalise our outline planning application. We would hope to submit the application to Charnwood Borough Council for consideration later this summer.

When would construction start?

If outline planning permission is granted, this would be followed by a 'reserved matters' application that seek permission for details, such as house design and where they would be located on the site. If this is granted we would hope to start construction some time in 2023.



[Home](#)

[Feedback](#)

[FAQs](#)

[Contact Us](#)

Contact Us

Should you have any comments on the information provided in the VR exhibition, please review the [Frequently Asked Questions](#) page.

If you need to contact us directly, or would prefer a paper copy of the exhibition documents, please contact us directly at 0800 080 3268, or email us at syston@devcomms.co.uk.

BARBY ROAD, SYSTON

Welcome



Welcome to this consultation exhibition, which has been prepared by Taylor Wimpey to provide information on the proposed new development North of Barkby Road, Syston.

At Taylor Wimpey we provide high quality places to live with appropriate facilities, an attractive environment and sense of place, while also adding social, economic and environmental value to the wider communities in which we operate. We are one of the foremost residential developers in the UK and have 24 regional offices covering England.

We have decided to conduct our public consultation for this project via this online, virtual exhibition due to the ongoing Covid-19 pandemic, and to make it easy for the local community to access information on our proposals at a time most convenient to you. Here you

can find information regarding our proposals, get answers to frequently asked questions, and provide your feedback.

Local feedback will be important as we look to evolve and refine our proposals prior to submitting an outline planning application to Charnwood Borough Council in due course.

If you would like to receive any of these materials as a paper copy, speak with us or provide feedback, please contact DevComms, our community representatives, at **0800 080 3268** or email **syston@devcomms.co.uk**.

About the site and Local Plan

The proposed site lies North of Barkby Road on the eastern edge of Syston, between the villages of Queniborough and Barkby. The site is situated approximately 1.3km from Syston town centre.

The site is bound by Barkby Road to the south, Queniborough Road to the east, agricultural land to the north and residential dwellings to the west.

The site has been allocated under Policy HA3 in the 'Charnwood Local Plan 2021-2037 (Pre-Submission

Draft)' to be developed for up to 195 much needed new homes, (including a significant number of affordable homes), with associated green space. The Local Plan is an evidence-based document prepared by the Borough Council that allocates land for sustainable development over this period.

The proposal for the site are in accordance with the draft Local Plan allocation at Policy HA3 by delivering up to 195 homes on the site.



Our Masterplan: providing homes for all

We have prepared an illustrative Masterplan for the site, including a key showing the main features.

The Masterplan shows our proposed, illustrative layout for the site to deliver up to 195 new homes. The development areas would include associated and appropriate levels of car parking for residents and visitors, as well as front and rear gardens.

Of the proposed 195 new homes, 30% (59) would be affordable and spread throughout the development. These affordable homes include those for rent

and shared ownership, to be managed by a local Housing Association as agreed with the Borough Council.

The detailed design and layout of new homes, gardens and parking in the scheme would not be considered as part of our initial outline planning application, with these details subject to a future application. However, as shown in the Masterplan, the scheme will be landscape-led and designed to sit comfortably within the wider landscape.

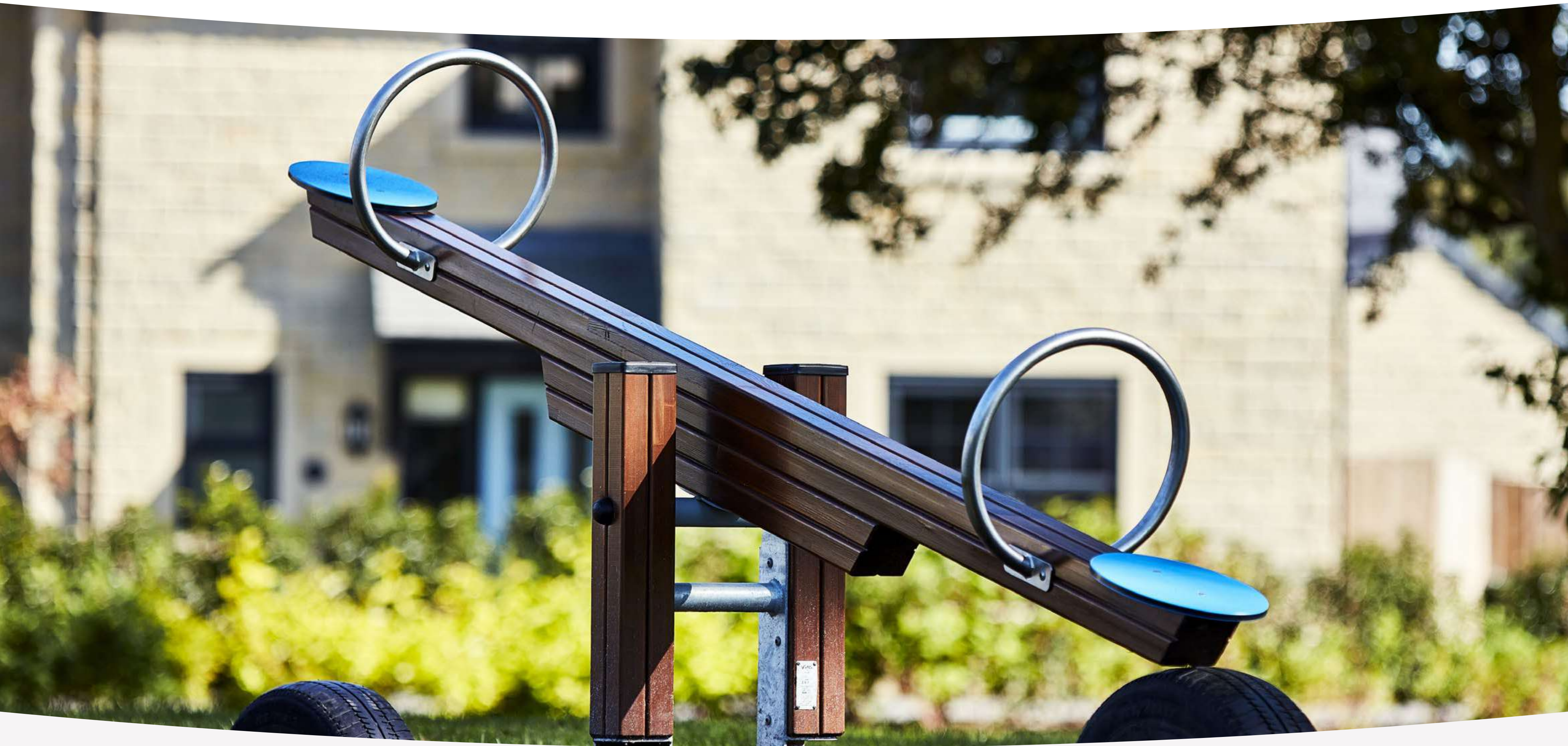
We will be looking to provide a range of new homes to address local needs.

There will be a focus on providing two and three-bed family homes, but we will also be considering other types, such as bungalows.

Taylor Wimpey will be utilising our new house types range within the development, which reflect National Space Standards and have more flexible spaces within as more people work from home following the pandemic. A proportion of our new homes will also be specifically designed for people with disabilities, in accordance with the Local Plan.



Infrastructure provision 1



Our illustrative Masterplan has been sensitively designed to respect existing features, as well as incorporating a range of onsite infrastructure requirements to be provided as follows:

- Retention and enhancement of key landscape/ ecological features across the site and boundaries
- Provision of new areas of inclusive public open space including a large, equipped play area, centrally located on the site
- Retained and new pedestrian and cycle links to, from and across the site
- Sustainable drainage basins to store and manage surface water

The extensive public open space across the site also incorporates Sustainable Urban Drainage Systems (SuDS). The

proposed layout integrates the public right of way across the site, whilst ensuring that new homes front onto the new open space.

The proposed layout also frames and maintains views of St Mary's Church at Barkby within the new landscape.

Education, healthcare and other contributions

In addition to the onsite infrastructure, the proposals will be required to provide appropriate contributions towards education, healthcare, public transport and other facilities in the area in order to mitigate impact on local infrastructure.

These contributions would be secured through a legal agreement and the details will be discussed with the Borough Council, Leicestershire County

Council and other stakeholders as the scheme moves forward through the planning process.

In respect of local education improvements, Policy HA3 in the Draft Pre-Submission Local Plan directs contributions from this site to help fund a new primary school on land to the South of Barkby Road.



Infrastructure provision 2

Local investment and community benefits

Our proposals for the site represent a significant investment in Syston and will be of a high quality, comprehensive design, with a range of property styles and sizes.

Positively designed and sustainable development can bring a number of economic benefits. We will provide detailed information on the socio-economic benefits with our outline planning application, but measures of particular benefit include:

- Significant levels of direct and indirect employment and career opportunities through the site construction and wider local supply chain. We run our own apprenticeship scheme to allow young people to learn about key trades such as carpentry and bricklaying, as well as a graduate scheme and management training programmes.
- Uplift in expenditure on goods and services in the town centre and elsewhere locally by new residents.
- Enhanced Council Tax revenues from new residents, invested by County, Borough and Town Councils into improved local services for all.



Environment and sustainability 1

At Taylor Wimpey we are committed to playing our part in tackling the challenges posed by climate change and biodiversity loss. Our proposals for land North of Barkby Road will support this in several ways.

Sustainable drainage

The site is located outside the floodplain and is therefore suitable for development, as confirmed through the draft Pre-Submission Charnwood Local Plan.

Nonetheless, our proposals incorporate a comprehensive Sustainable Urban Drainage System (SuDS) that will carefully manage rainwater onsite. This will ensure that surface water flows in a controlled manner into the local drainage network at the same green field run-off rate as currently.

The SuDS features, which include a series of naturalistic holding ponds across the site, control and store surface water within the site. The ponds on site will be sensitively designed to

remain permanently wet to ensure that they enhance biodiversity and contribute to visual amenity. The water is then released off the site in a managed way. It is proposed that this system will provide drainage mitigation up to and including a 1 in 100 year storm event, plus 40% extra capacity built in on top for potential and future climate change impacts. Full details of the SuDS system will be provided in the Flood Risk Assessment that we will submit with our outline planning application.



Environment and sustainability 2



Ecological improvements

The site is currently in agricultural use and has limited ecological value or wildlife habitat.

Our proposals will protect the limited, existing onsite habitats, through the preservation of as many of the existing trees and hedgerows as possible (including the protected oak tree), in addition to creating new habitats, including wetlands (in association with SuDS features) and grasslands within open spaces across the site.

The hedgerows surrounding the site will be enhanced with the use of native species. These will continue to provide important habitats and green links for wildlife as well as contributing to the softening of views to the site. This is particularly the case on the eastern boundary to Queniborough Road, where the landscape buffer will be at least 10 metres wide.

Sustainable construction

How we build our homes is changing in response to the challenges posed by climate change. We will be looking to incorporate a range of sustainable measures into the construction of our homes on this site, such as:

- Use of improved building fabric techniques and technology to reduce our carbon footprint, for example through the use of solar panels;
- Use of waste water to capture heat and redistribute it within heating systems.

The changes to how new homes are built will not only reduce carbon emissions and improve energy and home insulation performance, but also minimise energy consumption.

Transport and movement 1

As confirmed through its allocation for new homes in the Draft Pre-Submission Charnwood Local Plan, the site is in a highly sustainable location in transport terms. It has convenient access to a range of essential local services within walking and cycling distance.

Access to local services

Syston railway station is just a 25-minute walk or 6-minute cycle from the site. It is therefore well located to sustainably access rail services from the station to locations such as Loughborough, Leicester, Nottingham and Lincoln.

Bus stops are located within walking distance on Barkby Road, with access to the 100 bus service into Syston town centre, where bus services to wider locations can be accessed.

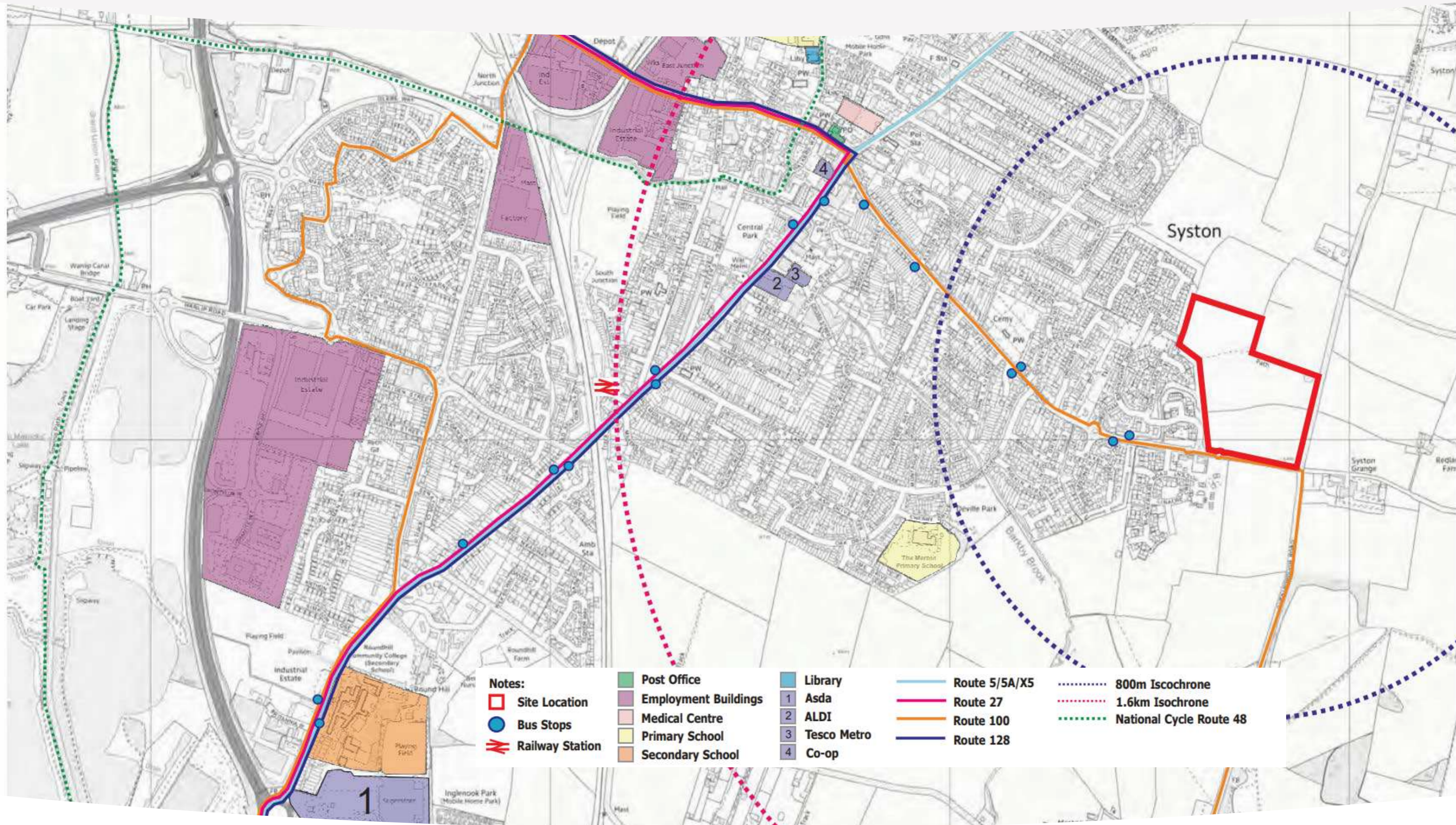
There is the potential to improve bus frequencies and provide additional bus stops where necessary to further enhance the already established network to serve the site. These will be considered in consultation with Leicestershire County Council, the local highway authority.

There is good access to primary schools, with The Merton Primary School and St Peter and St Paul

Academy within walking and cycling distance of the site. Similarly, Wreake Valley Academy, Jubilee Heath Centre and local supermarkets are all easily accessed by bike or on foot.

The facilities plan below shows the proximity of services available to the proposed site.

Our proposals will also seek to promote public transport methods by means of delivering a travel pack to all new residents highlighting the facilities available within the town and their accessibility.



Transport and movement 2



Footpaths and pedestrian links

The proposals have been carefully considered to ensure that there are good pedestrian and cycle links throughout the site and to the town centre. The proposals will protect and enhance the existing right of way through the site for the benefit of new and existing residents.



Vehicle access and local road network

An assessment of how the allocation of the site for up to 195 new homes would be managed on local roads has already been undertaken by Charnwood Borough Council as part of the evidence base for the Local Plan. Our own transport assessment to be submitted with the outline planning application will also undertake a similar appraisal.

The transport assessment will include information on the number of private vehicle trips expected from the proposals and where these trips will travel on the local road network. The impact of these trips on a range of local road junctions will also be assessed. It is not expected that the level of new trips will have a material impact on the local road network.

Our proposals include a new, vehicle access junction onto Barkby Road, with a dedicated right hand turn into the site.

Feedback

We hope that this information is helpful in setting out our proposals for land North of Barkby Road, which has been allocated for development by Charnwood Borough Council.

We would welcome your feedback. You can provide your views on our illustrative Masterplan by completing the online survey by visiting the Feedback page. We would be grateful if you could provide your views by **Sunday 19th September 2021**, when the consultation period ends.

Should you have any questions on the information provided please visit the frequently asked questions page or use our live webchat service, using the links on the consultation table.

If you would like to contact us directly, please call our community representatives at DevComms on **0800 080 3268** or email at **syston@devcomms.co.uk**



Next steps

We will review and reflect on the feedback received as we seek to evolve and finalise our illustrative Masterplan and outline planning application. A comprehensive Statement of Community Involvement will be submitted with our outline planning application that will summarise the feedback received and how we have responded.

We are in the process of preparing a range of supporting documents that will be submitted as part of our outline planning application. These will include comprehensive assessments related to transport; landscape and ecology, as well as design and access. We would anticipate submitting our outline planning application later this Summer.

If outline planning permission is granted by Charnwood Borough Council, this would then be followed by 'reserved matters' planning applications. These will seek planning permission for the detailed design and layout of the scheme.

Subject to the outcome of the planning process it is anticipated that construction would be begin in early 2023.

Feedback

Please find below a feedback form to provide your views on issues we should consider as we finalise this initial outline planning application.

The application will seek to establish the principle of new homes on the site in accordance with the Draft Pre-Submission Charnwood Local Plan. The feedback provided will also be very helpful as we considered detailed design matters that will be the subject of future planning applications on the site.

We would welcome your feedback by Sunday 19th September, when the consultation period ends.

Feedback Form

- 1. Please identify below the level of importance you would place on each of the following issues for us to consider as we progress our planning applications on the site?**

Housing Mix

- 1
- 2
- 3
- 4
- 5

Housing Design

- 1
- 2
- 3
- 4
- 5

Ecology and Landscaping

- 1
- 2
- 3
- 4
- 5

Drainage

- 1
- 2
- 3
- 4
- 5

Highways and Transport

- 1
- 2
- 3
- 4
- 5

Infrastructure

- 1
- 2
- 3
- 4
- 5

Sustainability

- 1
- 2
- 3
- 4
- 5

2. Please provide any further feedback using the box below

3. Your Details

Your name

Your house number and street name

Your email

Your age range

- Under 18
- 18 - 29
- 30 - 39
- 40 - 49
- 50 - 59
- 60 - 69
- 70 - 79
- 80 - 89
- 90 and above

Are you happy that we will contact you in the future?

Yes

No

Are you currently a homeowner?

Yes

No

How many people currently live in your household?

1

2

3

4

5

6

6+

APPENDIX D

MEDIA RELEASE



*****MEDIA RELEASE*****

Taylor Wimpey to consult on proposals for land North of Barkby Road, Syston

27 August 2021

Taylor Wimpey will this week launch a digital public consultation on the proposals for land North of Barkby Road, Syston.

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. 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. Feedback from this consultation will help to refine our plans before submitting a planning application to Charnwood Borough Council.

In light of the ongoing uncertainty in respect of the pandemic, we have provided a virtual town hall exhibition for the duration of the consultation period. This includes a range of information on the proposals, the opportunity to ask questions through our live web chat service, and the opportunity to provide feedback. The virtual exhibition can be accessed at: www.taylorwimpey.co.uk/new-homes/syston/barkby-road.

We would welcome all feedback by Sunday 19th September, when the consultation period ends.

A paper copy of the consultation materials can be provided by contacting DevComms, our community representatives, at: syston@devcomms.co.uk or calling freephone on 0800 080 3268.

Ellie Gale, Senior Strategic Land & Planning Manager, said "We are pleased to bring forward proposals for this site for consultation, in line with its allocation in the Draft Charnwood Local Plan. We are looking forward to working with Charnwood Borough Council and other stakeholders to deliver much needed homes on site, including 30% of affordable homes, early in the Local Plan period"

ENDS

APPENDIX E

FULL LIST OF COMMENTS AND FREQUENCY RAISED



**SYSTON
FEEDBACK DATA
12 OCTOBER 2021**

Comments

Description	Count from forms & emails
Increased traffic problems	9
Infrastructure - Need for more Doctors Surgeries and Schools	6
Negative impact to wildlife	4
Lack of need for more housing	3
Flooding issues	3
Pollution	3
Affordable housing	2
Lack of information	2
Short public consultation timeline	2
Public footpaths	2
Lack of Public Transport	2
Speed reduction infrastructure on Barkby Road	2
Support for development	2
Distruption to access to Orchard Way	1
Distruption to Barkby Road crossroads	1
Building materials	1
Not enough childrens play areas/parks	2
Devalutation of properties	1
Poor housing design	1
Housing types questions	1
Negative impact to landscape of area	1
Lack of infrastructure - General	1
Closing the space between Syston, Barkby and Queniborough	1
Lack of local amenities	1
Distruption to local walks	1
Non-landscaped open areas	1
Plot release questions	1
Lack of privacy	1
Proximity of properties to Eatough Close	1
Public footpath to Grange Farn	1
Speed issues on Barkby Road	1
Street parking provision	1
Traffic along the Barkby Road	1
Concern for Veteran Oak Tree	1



Negative impact on the look of local area	1
Lack of space to walk/run	1
Housing density	1
Loss of greenbelt	1
Negative residents quality of life	1
No comment	1
Total	70

Changing perceptions of development

Development Communications Limited, Chestnut Barns, Moreton, Thame, Oxfordshire, OX9 2HU

01296 678 320

info@devcomms.co.uk

www.devcomms.co.uk