

# Land South of Syston – Masterplan Framework Document

**Site address:** Land South of Syston

**Pre-Application reference:** P/24/0975/2

**Description:** Pre-Application Advice - Masterplan Framework Document in support of proposals for residential development consisting of 1,020 dwellings, primary school, community hub, sports pitches, allotments, open space and associated infrastructure (Emerging Local Plan Allocation HA1)

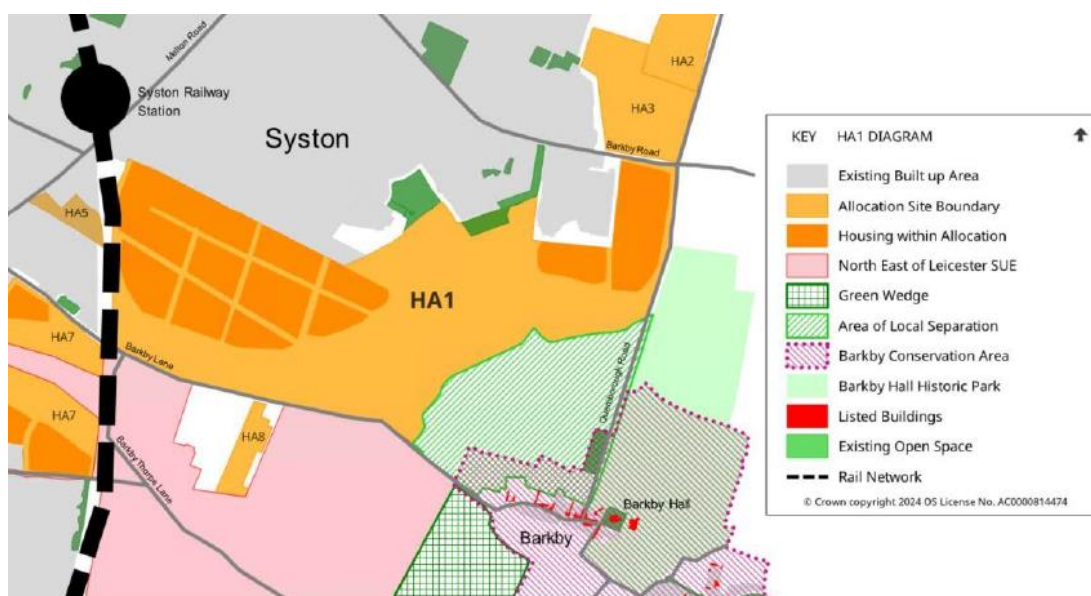
## Summary

Policy HA1 in the emerging Local Plan allocates land south of Syston for residential led development including up to 960 dwellings with provision of a site for a new primary school as well as associated services and infrastructure.

CBC have entered into a Planning Performance Agreement (PPA) with the applicants (Taylor Wimpey) and their agents (Pegasus) to guide the process for preparation of a masterplan, design code and outline application with a view to determination of an outline application after adoption of the new Local Plan (subject to progress of the Plan).

A Masterplan Framework Document has now been submitted to Charnwood for comment by the applicants (P/24/0975/2).

Further submissions will be made to address the policy requirements for a design code, Environmental Impact Assessment and outline through subsequent submissions but as part of the pre-application process, Charnwood are now seeking comments on the Masterplan Framework Document and would welcome your input.



*Extract of HA1 of emerging Local Plan (submission version – indicative school location to be removed)*

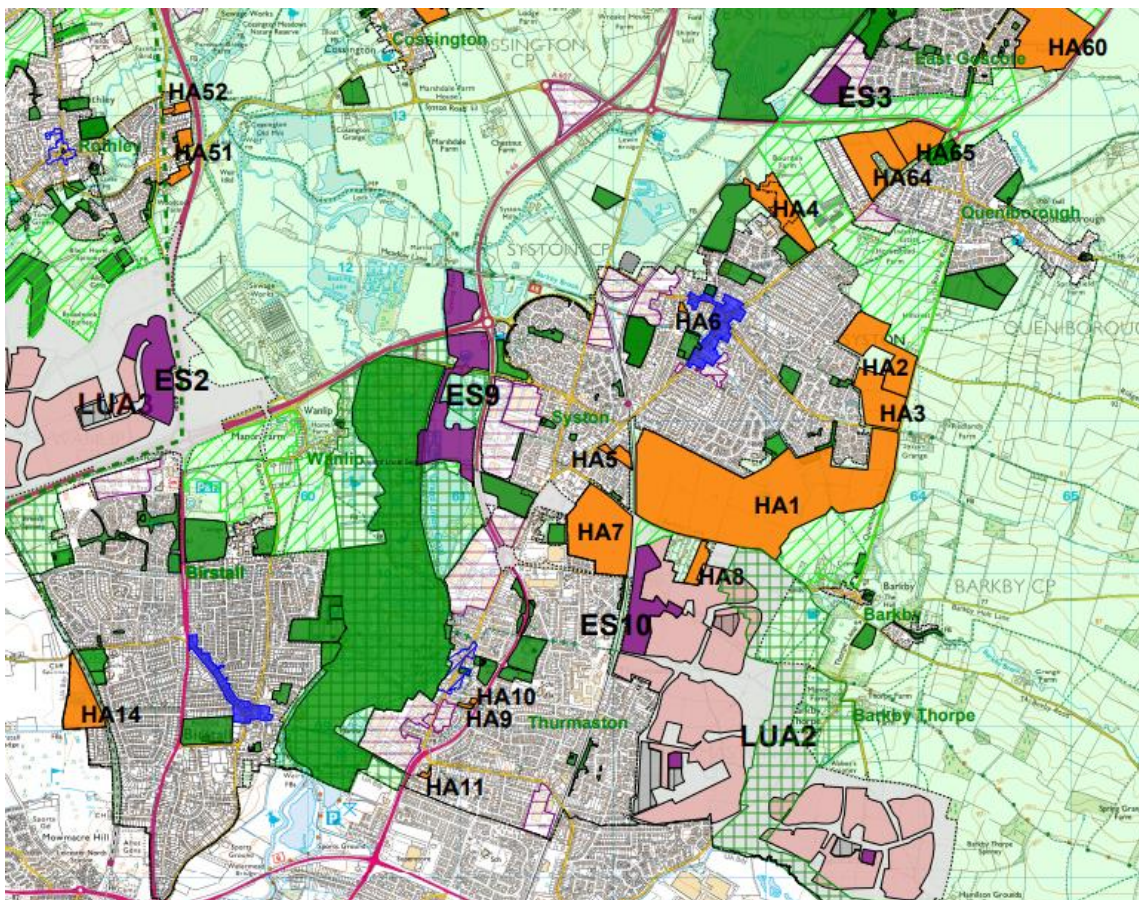
## Background

The site is a greenfield site that forms one of the larger new allocations being brought forward as part of Charnwood's emerging Local Plan.

The emerging Local Plan is in the latter stages of preparation, with main modifications expected to be published for consultation in the coming weeks, potentially leading to adoption of the Local Plan in late 2024.

The site allocation has been subject of public consultation as part of the Local Plan process and by the applicants as part of the preparation of this Masterplan Framework Document (May 2024).

The extract below provides the context for the site as shown in Charnwood's emerging Local Plan (Land South of Syston - HA1).



*Extract of policies map from Emerging Local Plan*

The associated Policy wording from (DS3 (HA1)) of the emerging Local Plan sets out the policy requirements for development of this site. In particular, the emerging policy requires the developers to agree a masterplan and development brief / design code before outline permission can be granted for the site. The weight that can be given to emerging policies increases as the new Local Plan is progressed towards its adoption and it is in respect of the policy requirement for a masterplan that this submission has been made.

An extract of the emerging policy is provided below (please refer to the latest submissions for full context of the policy and associated policies which will also apply):

## **Policy DS3(HA1) Land South East of Syston**

**We will support development proposals at site HA1 that:**

- locate homes in those parts of the site that minimise the impact of development on the settlement identity of Barkby, and on the village's heritage assets, and in the areas of lowest flood risk.
- 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;
- are accompanied by a Design and Access Statement, or similar document, that sets out how the development will maintain and enhance the significance of heritage assets and their setting including maintaining and enhancing the setting of the grounds of Barkby Hall through appropriate design of built form and landscaping on the eastern part of the site; and
- provide the site for a new 2 form entry primary school located on land within the allocated site boundaries and of a size and specification which meets Leicestershire County Council's requirements. We will expect the reasonable costs of making this provision to be shared amongst the developments that it would serve.

**Before outline permission is granted for the site, or any part of the site, we will require:**

- a masterplan to be agreed which includes delivery and phasing arrangements for the whole allocation, in order to achieve comprehensive development; and
- a development brief, design code or equivalent to be prepared to inform decisions on detailed planning applications or reserved matters applications to ensure a cohesive approach to the design and impacts are satisfactorily mitigated.

*Extract from Emerging Local Plan – Policy HA1*

Until the Local Plan is adopted, those saved policies of the Local Plan (2004) and Core Strategy (2015) will continue to apply, albeit in the context of the National Planning Policy Framework (2023) and weight that can be given to the emerging Local Plan as a material consideration.

### **Proposals**

The Masterplan Framework Document has now been submitted (P/24/0957/2) which sets out the applicant's approach to the potential development of the site and, if agreed, will inform further submissions.

Comments from are now being sought on the content of the Masterplan Framework Document.

### **Conclusion**

Please be aware that consultation on a masterplan framework document is commencing on the site of one of the larger new allocations in Charnwood's emerging Local Plan. Comments are requested to inform Charnwood's consideration of the proposals, bearing in mind that further detail will be made available through subsequent submissions.

Councillors with decision making responsibility may wish to take advice as to how to express any views in order that it does not affect their later role in determining a planning application.

If you have any questions on this process or require any further information, then please contact [mark.pickrell@charnwood.gov.uk](mailto:mark.pickrell@charnwood.gov.uk).