



Next Steps

An outline planning application is expected to be submitted during Summer 2022 after comments from this consultation have been considered. Charnwood Borough Council will then undertake a period of statutory consultation on the application. At this stage you will have the opportunity to submit your comments to the Council before a decision is made. It is expected that the application will be determined by the Council later in 2022.

Feedback

Thank you for reviewing these proposals. Please take your time to fill in the feedback form and return to us using the Freepost envelope. Alternatively, please visit the website; www.newhomesforbarrow.co.uk for more information, together with the opportunity to provide feedback online.



About Bloor Homes

Bloor Homes has been building quality homes for 50 years and is now the largest privately-owned housebuilder in the UK. We have a proven track record in delivering successful new communities. We take great pride in delivering high quality and energy efficient homes and our designs have evolved over years of customer feedback. Bloor Homes is the highest rated national House Builder on the Trust Pilot review platform. For the third consecutive year, Bloor Homes is also proud to be named 5* Home Builder for Customer Satisfaction by the Home Builders Federation 2021.

Further Information

If you are unable to access the website, you can contact the project team to ask for a hard copy to be posted to you.

Please contact: Engage Planning Ltd, Warwick Innovation Centre, Warwick Technology Park, Warwick CV34 6UW
Telephone: 01926 623095 Email: info@engageplanning.co.uk

PUBLIC CONSULTATION

Land North of Willow Road, Barrow upon Soar

May 2022

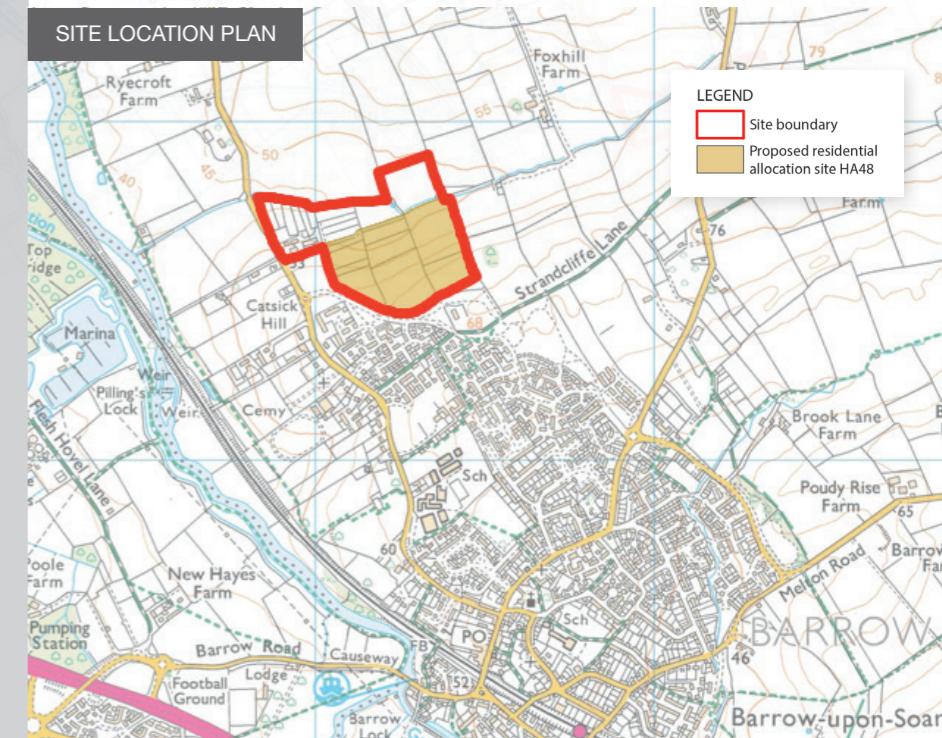
Bloor Homes is undertaking pre-application consultation on plans for a residential development on land north of Barrow upon Soar. The proposals include approximately 220 new homes, together with a site for a new primary school, public open space and a play area. Vehicle access is proposed from Cotes Road, with additional pedestrian and cycle access to Willow Road.

We value local knowledge and welcome your input. Please take your time to review these proposals and to fill in the feedback form provided. You can also visit the project website; www.newhomesforbarrow.co.uk for further information, together with the opportunity to provide feedback online.

Planning Background

The site is a proposed allocation (HA48) within the emerging Charnwood Local Plan, where Barrow upon Soar is identified as a 'Service Centre' due to the range of existing facilities and amenities within the village. Barrow upon Soar is expected to provide 703 new homes, across several sites, with the focus being to provide the quantum of homes needed to secure community infrastructure, including a primary school.

The Local Plan allocation (HA48) is for 215 dwellings. HA48 does not include the whole of the site Bloor Homes is proposing. Bloor Homes has submitted representations to Charnwood Borough Council (CBC) to say that the whole site should be included. The reason for this is to allow vehicle access from Cotes Road and for the new primary school to be located on the site. To facilitate access from Cotes Road, the farmstead adjacent to Cotes Road would be relocated within the site.



About the Proposals

The proposals include a range of house types in line with the latest housing needs evidence for Charnwood. 30% of the new homes will be affordable housing, with a mix of social or affordable rent and intermediate (shared ownership).

Vehicle access to the site is proposed via a new, three-armed roundabout on Cotes Road.

Pedestrian access to the centre of the village will be improved with the provision of a new footpath along Cotes Road, together with a pedestrian/cycle link to Willow Road.

Areas of public open space include a central green space and children's play area. The open space towards the northern edge will contain wildflower grassland and riparian planting, incorporating the Sustainable Urban Drainage Systems (SuDS) features.

The proposals include a site for the new one-form entry primary school that is required, together with land for future expansion and financial contributions. The location has been agreed with the promoters of the other allocated sites within the village, who are also contributing financially, and has been discussed with the Education Department at Leicestershire County Council and with officers at Charnwood Borough Council who consider the location acceptable.

Our Proposals include:

- Approximately 220 new homes;
- A variety of house-types;
- 30% of the new homes provided as affordable housing;
- Vehicle access from Cotes Road;
- Pedestrian and cycle links, including a new footpath along Cotes Road and pedestrian/cycle link to Willow Road;
- Public open space, including circular walks around and through the site;
- A children's play area;
- A site for a new primary school;
- Sustainable Urban Drainage Systems (SuDS) with opportunities for wildlife;
- Infrastructure to support electric vehicle charging, with all new dwellings provided with an EV point;
- Relocation of existing farmstead;
- Contributions to local services through a S106 Agreement with Charnwood Borough Council and Leicestershire County Council.

