

Meeting:	Land West of Stoney Stanton, Community Liaison Group Meeting 3		
Venue:	Sapcote Methodist Church	Date:	Thursday 27th October, 7pm
Community Attendees:	Cat Bass, Elmesthorpe Stands Together (CB - EST) Steve Walls, Stoney Stanton Action Group (JC - SSAG) John May, Sapcote resident (JM) Becky Roper, Elmesthorpe Stands Together (BR - EST) Sharon Scott, Sapcote resident (SS)		
Parish Representatives:	Luke Cousin, Stoney Stanton (LC) Vic Howell, Sapcote (VH) Noel Robinson, Burbage (SI) Sam Walsh, Croft (SW) Hannah Pickles, Croft (HP)		
Project Team Attendees:	David Blackadder-Weinstein, Turley (DBW) Jenny Adams, Mather Jamie (TC) Keith Fenwick, Pegasus (KF) Alice Jones, Turley (AJ) Sam Wilkinson, Barwood Land (BE) Simone Gobber, Barton Willmore now Stantec (SG)		
	Apologies Andrew Winnington, Leicestershire County Council (AW) Dominic Scott, Barton Willmore now Stantec (DS)		

Agenda

- Welcome and updates from Chair /Vice Chair
- Update on September site walks
- Design Development
- New settlement identity

- CLG Meeting 4: topics of discussion
 - AOB
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Introduction

1. DBW opened the meeting by thanking members for joining the third CLG meeting and noted apologies from Dominic Scott and Andrew Winnington due to personal issues.
2. DBW invited the chair and vice chair to provide an update on the September site walk and noted that there was an ambition to run another site walk around, focusing on the Sapcote side of the settlement in the future.

Chair and Vice Chair updates on September site walks

3. BR note that the walks enabled attendees to view first-hand some of the key issues raised during previous CLG meetings. A number of key areas were identified which are summarised below:
 - **Highways:**
 - parking concerns on Hinckley road in Stoney Stanton
 - issues with Calor gas lorries at the Co-op roundabout even during evening hours, and
 - car accidents owing to speeding along Stanton Road from Elmesthorpe.
 - **Key views**
 - the potential loss of key views as a result of new settlement development was noted.
 - **Walking routes**
 - the loss of greenfield space and walking routes used by residents and dog walkers was highlighted.
 - **Landscaping**
 - the established hedges along Station Road were noted
 - residents highlighted the desire for hedgerows to be retained with new walking routes on the other side of them in order to maintain the character of the local area and improve safety and tranquillity for pedestrians.

- **Construction**

- Construction timelines, phasing, construction management and proposed mitigation measures were questioned, particularly if HNRFI is to proceed and there is therefore a cumulative effect.

- **Flooding**

- The potential flood risk on Station Road and in Stoney Stanton was highlighted.
- DBW noted that the LLFA and inspectors provided flooding data at a meeting in Stoney Stanton in 2021
- The project team highlighted that a new settlement offers an opportunity to improve flood mitigation for the surrounding area.

- **Active travel**

- It was noted that during the site walks, DS suggested putting new pavements on the other side of existing hedges and incorporating bridle and cycle paths.

4. BR agreed to distribute a copy of her notes from the site walk to the consortium group following the meeting.

Design Development

5. SG gave a presentation on design development to date, outlining historical and local research that had been undertaken.
6. It was noted that research had been undertaken on 'what constitutes a Fosse village' regarding factors such as scale and character.
7. To understand the growth of the villages throughout the 20th century, the Fosse Villages Neighbourhood Plan, census data and topographical studies have all been considered.
8. It was highlighted that the villages have grown incrementally over the past 100+ years without significant new roads or amenities being added, and therefore infrastructure improvements are overdue.
9. The presentation (also available on the website) provided additional context on the growth of the villages throughout the 19th and 20th centuries, as well as the different growth patterns, with some villages, such as Sapcote, developing in a radial manner and others, such as Elmesthorpe, in a more linear way along Station Road.
10. The population growth in Stoney Stanton, Elmesthorpe, and Sapcote between 1961 and 2011, as well as the changing streetscapes throughout the 20th century, were

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highlighted, with key streets outlined including: Leicester Road, Huncote Road, Sapcote Road, John Bold Avenue, and Earnshaw Road.

11. The architectural history of the Fosse villages, as well as key material aspects, were also presented as points of discussion to help inform discussion of future design.
12. Following this first section of the presentation, DBW asked members to consider whether the Fosse villages had common features e.g. narrow streets or whether they all had completely separate characters of identities.
13. The following observations were made by group members and have been summarised by theme below:

Preserving historic character while providing modern facilities

- It was noted that each village served a particular purpose historically and hence developed a different character. For example, Victorian cottages in Stoney Stanton and Sapcote were originally built for quarry workers but are no longer suited to modern living e.g. narrow pavements and no parking.
- It was noted that the Fosse villages have evolved to comprise both traditional and modern dwellings, with the presence of Victorian cottages alongside more modern homes with driveways.
- The necessity to balance the traditional country village feel with modern requirements going forward was emphasised.
- It was stated that the most recent developments had been 'bolted on' to the existing villages, without consideration of local character or architecture.
- Frustration was expressed at identikit new homes. It was emphasised that this should be avoided in order to prevent the proposed new community from becoming like new towns such as Milton Keynes.
- It was suggested that affordable housing is "designed by planners" and often looks very different and less desirable to existing homes.
- In response, KF mentioned that current policy guidance such as LTN 1/20 incorporates the integration of sustainable cycle infrastructure to provide pleasant and sustainable places to live.
- The National Model Design Code was also highlighted which provides detailed guidance on the production of design codes, guides and policies to promote higher quality building design.
- It was noted that examples of design codes from other similar new settlements could be provided at future meetings, which was welcomed by CLG members.

Existing character areas

- CLG members analysed the examples of existing houses in the presentation, noting that Earnshaw Road had modern-looking houses but outdated road infrastructure and poor pavements, while John Bold Avenue had off-road parking and was more attractive with larger properties, but was less affordable.
- This led to a discussion regarding affordable housing provision and how this would be designed and integrated into the new settlement.

Size

- The scale of existing Fosse Villages was compared to the size of the proposed new settlement.
- It was suggested the new settlement could result in coalescence with Hinckley.
- It was requested that the new settlement design avoid creating a "sea of houses" with no uniqueness or open spaces.
- SS reaffirmed that she felt any new settlement should be significantly smaller than the 5,000 homes number mentioned by Blaby District Council.

Creating a unique identity

- It was proposed that the new settlement's design development should focus on being somewhere distinctive
- Any new settlement should have its own separate identity rather than trying to be another Fosse village, especially as in the CLG members' opinion, the Fosse villages do not have any unifying features.

Design evolution

14. The following section of the presentation focused on the design evolution and land uses within the proposed new settlement.
15. It was queried whether the areas highlighted in yellow (slide 22) illustrated three separate settlements.
16. DBW noted that the highlighted areas indicated three-character areas of one settlement rather than three individual settlements.
17. The mixed-use nature of the new settlement was emphasised with illustrations including potential employment areas, a district centre and local centres, and new primary and secondary schools.

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18. This prompted a discussion about the demand for and location of a new secondary school, with DBW noting that a new secondary school would allow pupils in Stoney Stanton and Sapcote to walk to school in less than 15 minutes
19. CLG members responded to the presentation materials:
 - It was noted that there are ongoing issues with secondary education provision in the area, and that local pupils attend schools as far afield as Rugby and Lutterworth, which are only accessible by car/bus.
 - Some members acknowledged the potential benefits of having a secondary school within walking distance of existing villages.
 - The timing of the new school's construction was questioned, as was whether children from the new community would fill the school's capacity, providing little value to existing villages.
 - It was asked when the S106 contributions would be agreed and spent and if this would happen before the new dwellings were occupied.
 - It was questioned how many houses would need to be built in order to trigger a new secondary school, how this figure was calculated, and whether it included existing dwellings.
 - Members of the project team noted that clarification would be sought from AW regarding how this is calculated, noting that statistics and evidence from similar developments would be considered.
 - It was also asked where the children from the new settlement would go to school if the number of houses delivered was less than that required for the delivery of a new secondary school.
 - It was suggested that a new secondary school would only benefit Stoney Stanton and Sapcote and not the surrounding communities.
 - It was stated that even once the secondary school was completed, the demand for school places would continue to exceed supply in the long run.
 - It was suggested that the phasing of new settlement development was critical, and that infrastructure should be delivered first to avoid previous problems associated with 'bolt on' developments that have failed to provide services and amenity for new residents.
 - KF noted that Blaby District Council prefers larger settlements with new infrastructure as opposed to a 'pepper pot' approach to development and that the strategic decision would ultimately be determined by council officers and members.
 - More generally, it was asked how new facilities and infrastructure would be maintained and who would be responsible for this, noting that the burden

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has historically fallen on parish councils regarding other smaller local developments.

- KF stated that the developer is legally bound by s106 agreements and that a management company is frequently established in perpetuity and funded by residents.
- DBW highlighted that stewardship of new settlements is a national issue and any new settlement will learn from and adhere to best practice.

New settlement identity development

20. DBW noted that due to the limited time remaining, the questions outlined on slide 26 about the new settlement identity would be sent to members following the meeting and put up on the website to encourage responses from other community members.

CLG Meeting 4 - Topic

21. DBW stated that the next meeting topic will be a response to the highway discussions at CLG 2, with Brian Plumb, the project team's the lead Transport Consultant, in attendance.
22. It was mentioned that the next meeting would also include a wider political update with Michael Gove back in charge of the Department for Levelling Up Housing and Communities.

AOB

23. KF stated that he understood the HNRFI was still being considered for submission this year (which has since turned out not be the case).
24. BR stated that parish councillors had received an email update from Tritax, which will be distributed to the project team (action complete).

Next Steps

25. Minutes to be circulated to CLG members before being posted on the project website along with the slide deck.
26. New settlement identity survey to be circulated to members and uploaded to the project website. Link: <https://freeonlinesurveys.com/s/ADAovz5R>
27. CLG 4 to be arranged for January 2023.

Contact

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