Land West of Stoney Stanton

On **12th and 13th October 2021,** a consortium of **Barwood Land**, **Parker Strategic Land** and **Leicestershire County Council (LCC)** held three workshops with local stakeholders and members of the public to share information on the early vision for a new settlement on land to the west of Stoney Stanton in Leicestershire.

We are sharing this summary of the workshops' key findings and next steps with all 4,750 households who were invited to attend. We are also sharing a more detailed written record of conversations on the day with the more than 100 people who were able to attend in person across the two days. The detailed summary will be also be available online at **www.landwestofstoneystanton.co.uk**

These vision workshops were the first of multiple opportunities for community input and consultation through the months and years to come. This initial exercise was intended to outline where the project has progressed to at this very early stage; demonstrate that nothing has been decided yet; and, most importantly, listen to and engage with surrounding communities at the earliest possible opportunity. We understand that existing residents are wary of developers and development and therefore it is important that the project team builds trust amongst the people and businesses of Stoney Stanton, Sapcote, Elmesthorpe, Sharnford, Aston Flamville and the surrounding area. To maintain that trust we must also fulfil our intention of involving these communities in the evolution of the vision.

We understand the pride residents feel for their communities and want to support that by helping provide new facilities, infrastructure, green spaces and other community benefits through the development of a new place, which will help multiple generations of families continue to live in this beautiful area, as well as attracting new residents to the region.

Workshop themes

The proposals will be shaped by working with the community and other key stakeholders to establish a clear vision for the site. This will set the primary design principles and objectives the site should deliver upon. After an introductory presentation from the project team, the workshops were split into four separate tables to discuss: **homes and place**, **future community**, **the environment**, and **mobility**.

Your comments on these themes are shown on the following pages.

Next steps

We hope both attendees and other members of the community agree that the workshops felt like important and productive introductory sessions. Engagement will not stop there. In the New Year we intend to establish both a community liaison group and a project-naming workstream; and, as requested, we will keep in touch, be clear in our communication and timelines and make our actions public. That's why this is the first in a series of communications, which we will share with the community to update them on the project's progress.

Homes & Place

History
Families
Generations
Traditional ✅

Quarrying
Agricultural
Play streets ✅

Design codes
Reference the past
Prioritise local people
Diverse community ✅

Generous landscape
Bespoke provision for the elderly ✅

Commuters
Flexibility
Bungalows ✅

Gardens
Storage
Vehicle charging
On-plot parking
Self-build ✅

Don't want a 'massive housing estate' ❌

Home working
Smaller, more affordable homes ✅

Noise
Overhead power lines
Traffic and congestion
Flooding and drainage
Air quality ❌

Spirit
Soul
Character ✅

Grouping of villages
Fosse Villages Neighbourhood Plan ✅

Future community

Community farm
Orchards ✅

New village hall
Large flexible spaces for events
nursery/play groups
Clubs/societies ✅

Flooding and drainage
Traffic and congestion ❌

Shopping
Learning
Super GP facility
New community buildings
Leisure
Police station ✅

Deliver infrastructure up front — highways, drainage, schools ✅

Indoor sports hall
Swimming pool
Theatre ✅

Limited surgery capacity
Damaging existing shops or services ❌

Sports pitches
Cricket ground
Walking/running loops
New cemetery ✅

Reduce the need to travel
Infrastructure
Local facilities
Secure by Design
Safe routes ✅

Community cohesion
New local centre, pub, shops residents ✅

New primary school
New secondary school ✅

Communal electric car charging
Shared car clubs
Public spaces and community safety
Lighting strategy ✅

Environment

Sustainability ✓

Future-proofed

Green separation ✓

Green buffers

Retain village identity

Wildlife corridors ✓

Biodiversity net gain

Grey water recycling ✓

Solar panels

Wind turbines

District heating system

Public Rights of Way (PROW) ✓

Cycleway network

Attractive landscapes

Parks and open spaces

Modern methods of construction ✓

Landscape framework ✓

Fosse Village Design Concept

Stoney Cove ✓

Forward-looking

Wetlands

Trees and hedgerows

New woodlands

Flooding and drainage ✗

Backward-looking

Water table

Traffic and congestion

Mobility

Substantial improvement ✓

New bus services

Excessive traffic congestion ✗

Calor Gas lorries

Safe ✓

Prioritise pedestrian and cycle movement

Upgrade the existing network

Footpaths

People-friendly environment ✓

Existing bus services ✗

Impossible to commute on public transport

No local train station

Air quality issues ✗

Rail Freight Interchange (RFI)

Construction traffic

Remove HGV traffic ✓

Connect new and existing villages to one another

South facing slip roads at M69 junction 2

New local secondary school will reduce need to travel ✓

Autonomous vehicles ✓

'Mobility Hub'

Community Electric Vehicle charging

Homes & Place

Open questions from the community:

- What is the ultimate housing capacity of the site without 'over-development'?
- How long will the project take from start to finish onsite?
- Should we take a Garden Village/Town approach using the Town and Country Planning Association (TCPA) principles?
- Could it be a new parish?
- Where will people work and how will they get there?
- How will the new settlement interact with the proposed Rail Freight Interchange (RFI) in terms of employment and outlook?
- How do you ensure that the Vision is delivered in full?

Project team actions:

- Continue to liaise with Blaby District Council (BDC) and other local stakeholders on local requirements, priorities and expectations.
- Reference the 'Fosse Villages Neighbourhood Plan' and local historical sources.
- Evolve the 'Fosse Village Design Concept and Code' as a fundamental part of the visioning process, including streetscape and open spaces.
- Set out a 'specification' for homes as part of the early design work.
- Research the existing and likely future characteristics of the local employment market.
- Continue to monitor and engage with the emerging RFI proposals.
- Identify a preferred settlement structure i.e. One new settlement or several little ones.

Environment

Open questions from the community:

- Can the new scheme help solve the existing flooding problems?
- What type of renewable energy generation would be most appropriate for the site, e.g. Wind turbines or solar panels?
- What type of landscape function and uses could lie within the green buffers between settlements?

Project team actions:

- Develop a measurable and reviewable sustainability strategy for the project.
- Develop a project brief that covers sustainability, climate change and futurology.
- Make use of existing LCC and Local Flood Action Group information and work with them to develop proposals that also help to solve existing flooding issues.
- Develop a masterplan strategy that meets the objective of maintaining usable green buffers.
- Commission an arboriculture survey to ascertain the quality and extent of existing vegetation.
- Continue design evolution with improving PROW, cycling provision and active mobility as a major vision objective.
- Develop a 'Landscape Strategy' which contains both 'green' and 'blue' infrastructure elements.
- Discuss playing pitch strategy with BDC.

How to get in touch:

✉ contact@landwestofstoneystanton.co.uk

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Future community

Open questions from the community:

- What's in it for existing residents?
- Could a new 'Super GP' facility solution be provided for both existing and new residents?
- Can the landscaped areas be 'gifted' to the Parish Council?
- Who will maintain the large areas of parks and landscape?

Project team actions:

- Identify all facilities and services requirements and make them a key objective of the vision, including a clear timetable.
- Consider a new community where everything people need is within a 15-minute walk.
- Develop a retail strategy considering likely demand and the 'pros' and 'cons' of providing a larger retail offer onsite.
- Open further dialogue with the LCC Education team, NHS Trust and local constabulary.
- Review Secure by Design requirements at all stages of vision and design development work.

Mobility

Open questions from the community:

- What kind of bus service is viable?
- Is it feasible to introduce a new train station on the Birmingham to Leicester line with or without the RFI?
- Could the land for a new station be 'safeguarded' even if it is not possible to re-instate a station at this stage?
- When will the future of the Rail Freight Interchange (RFI) and its likely impact become clear?
- Who will work at the RFI, where will they live, and how will they travel?
- How can the delivery of infrastructure be guaranteed?

Project team actions

- Specify active travel network improvements as key objectives in any vision or policy documents.
- A sustainable, affordable and deliverable public transport offer must be a pre-requisite of the proposals.
- Open a dialogue with public transport operating companies.
- Undertake comprehensive transport modelling using LCC data.
- Look to improve existing local and strategic transport issues, as well as meeting the needs of the new community.
- Gain a greater understanding of the RFI proposals and their impact on the local community.
- Liaise with Network Rail to understand whether a new station is feasible.
- Prioritise protection of existing villages in any future construction management plans.

Next Steps — 2022 engagement activity:

- Be clear about the format the final vision will take
- Expand existing project website
- Establish a community liaison group
- Launch a project-naming workstream
- Continue offering direct engagement with the development team
- Conduct further detailed studies and evidence base work
- Shift to web-led communications