



December 2022

# Land West of Stoney Stanton - End of Year Report

## Thank you

As 2022 draws to a close, the Land West of Stoney Stanton project team would like to thank everyone who has engaged with us over the past 12 months and wish all of our stakeholders and surrounding communities all the very best for 2023.

This report provides a summary of the activities we have undertaken this year as we promote Land West of Stoney Stanton for inclusion in the Blaby District Council (BDC) Local Plan as a potential new settlement. More information about the project can be found at [www.landwestofstoneystanton.co.uk](http://www.landwestofstoneystanton.co.uk).

If you have any questions about the project or this report – or if you know someone who would like us to send them a printed copy of this report – please email [contact@landwestofstoneystanton.co.uk](mailto:contact@landwestofstoneystanton.co.uk) or give the team a call on **0808 1688 296**.

### **This report is split into two main sections:**

- 1) Community Liaison Group: progress so far and next steps
- 2) Key Themes: responses to issues raised

# Community Liaison Group

In March 2022 we launched a public recruitment campaign for a Community Liaison Group (CLG). The campaign included social media ads, a media release, and direct contact with elected representatives for the Stanton and Flamville ward and Croft Hill ward of BDC and Leicestershire County Council (LCC). The social media ads received over 32,000 views and generated almost 1,000 visits to the project website.

The CLG has been set up as a forum for local people to collaborate with one another, highlight significant local needs and issues, and advise the project team on how any new settlement could complement life in the surrounding villages and wider area.

The CLG meets once every two months to discuss project updates and put residents' views on a variety of topics to members of the project team, ensuring the community is represented at each stage of the land promotion and planning process.

## The CLG is made up of:

Parish councillors from Stoney Stanton, Aston Flamville, Sharnford, Elmesthorpe, Sapcote, Burbage, and Croft, as well as representatives of Elmesthorpe Stands Together and Stoney Stanton Action Group. Private individuals from the surrounding area are also involved and new members are always welcome to express an interest in joining the group and/or attending meetings.

All CLG meeting agendas and minutes can be found online at [www.landwestofstoneystanton.co.uk/community-liaison-group/](http://www.landwestofstoneystanton.co.uk/community-liaison-group/). Meeting agendas are published in the week preceding a CLG meeting, with minutes published once they have been signed off by both the project team and CLG members.

Following the inaugural meeting of the CLG in May 2022, the CLG's Terms of Reference were agreed and published on the website with nominations made (via anonymous online poll) for a resident Chair and Vice Chair to help guide and inform future meetings. As we close out 2022, the CLG chair is Sharon Scott from Sapcote and the Vice Chair is Becky Roper from Elmesthorpe.

Three CLG meetings have been held to date. The topics of discussion have included the proposed Hinckley National Rail Freight Interchange (HNRFI), BDC's Local Plan process, highways and education infrastructure, and settlement design development.

At the next CLG meeting in January 2023, the consortium's transport consultant will lead a further in-depth discussion on highways and transport infrastructure, answering questions and taking into account the detailed highways feedback we received at the CLG meeting in August 2022.

As well as formal CLG meetings, in late August the project team and local residents from Elmesthorpe and Stoney Stanton walked the site to discuss how the current public rights of way are used and which particular views and areas of open space are most important to the existing community. This walk was invaluable in informing the evolving design and masterplan for a new settlement. It will help ensure any development improves, rather than hinders sustainable connectivity between Elmesthorpe and Stoney Stanton, making walking and cycling a more attractive option between the villages than using the car.

The best built environment projects are co-designed and iterated with their surrounding communities. Ultimately, if BDC chooses to allocate Land West of Stoney Stanton for a new settlement, the CLG will be able to hold the project team to account. CLG members will help ensure the design and delivery of the new settlement benefits both current and future generations of residents by addressing locally identified current and future needs. As we enter 2023, we are encouraged that the Land West of Stoney Stanton CLG has made a strong start towards achieving this objective.



*The project team led a site walk with local residents in August 2022*

# Key Themes

The key themes discussed within the project team and during this year's CLG meetings were:

- Housing need and new settlements
- Protection and enhancement of villages
- HNRFI
- Infrastructure needs and delivery: transport; health; and education

## Need for housing and new settlements

BDC is responsible for deciding whether any site should be allocated for development in its Local Plan. As of the end of 2022, BDC has a housing need of approximately 11,000 new homes, for the plan period 2020-2036. Some of this need will be delivered through existing land allocations, but further land must be identified and allocated for development to meet the shortfall. At present, BDC has earmarked Land West of Stoney Stanton for up to 5,000 new homes in the latest version of the Local Plan. The project team believes a new settlement on the site could deliver approximately half of those by 2036, and the remainder thereafter. Ultimately, if the site is allocated for future development in the Local Plan, BDC will be responsible for determining the exact number of new homes that should be provided.

## Protection and enhancement of villages

New settlements deliver mixed-use communities made up of residential, commercial and other employment areas. New settlements also provide comprehensive infrastructure improvements including the delivery of new schools. This new infrastructure benefits both existing and new residents without directly intervening on life in established villages. New settlements are designed to complement, safeguard, and sustain life in nearby communities. By contrast, incremental housing allocations and bolt-on developments can have a significant impact on life in existing settlements, but often make insignificant contributions to infrastructure and services.

As part of the land promotion and planning process, the project team must demonstrate what infrastructure capacity is available, what more needs to be provided, and that any new settlement is deliverable, viable and sustainable.

## HNRFI

The project team understands the HNRFI Development Consent Order (DCO) application will be submitted by Tritax Symmetry in January 2023. The project team submitted an objection to the HNRFI consultation due to a lack of information about highways, noise, air quality, drainage, and landscape impacts. The project team will assess the DCO application once it is submitted and will continue to develop plans for a new settlement based on scenarios including and excluding the HNRFI. Our project is not part of the HNRFI process, nor are the emerging proposals for a new settlement in any way dependent on the presence of the HNRFI. The HNRFI application and its implications for any new settlement will be discussed further at CLG meetings in 2023.

## Infrastructure delivery

The need for and timing of infrastructure delivery has been highlighted as a key issue by CLG members. Although it is still too soon to predict exactly what infrastructure will be required, significant and comprehensive infrastructure delivery will be phased, with some provided alongside the first new homes.

## Transport

The project team is fully aware that new and improved highways infrastructure will be essential to the success of any new settlement. Whether provided by the HNRFI or the new settlement team, new highways infrastructure will likely include new south-facing slip roads at Junction 2 of the M69; and a relief road east of the M69 to reduce congestion and remove heavy goods traffic from the centres of Stoney Stanton and Sapcote. It has already been made clear to the project team that provision of an alternative route to remove Calor Gas lorry trips from the centre of Stoney Stanton would be welcomed.

To provide evidence to support these interventions, and identify what other improvements may be needed, transport modelling is being undertaken before being agreed with the Local Highways Authority. The project team is conducting its own assessments that both include and exclude any HNRFI scheme. This was a clear demand of the CLG, along with highlighting several other local transport needs, deficiencies, and pinch points. The project team's transport consultant is joining the January CLG meeting to answer questions and discuss the assessment's progress.

The importance of providing safe and attractive active travel connectivity, including cycleways and footpaths, west of Stoney Stanton has been emphasised by CLG members. The project team's ambition is to provide a 15-minute neighbourhood. In the new community, all types of service, facility and infrastructure required for daily life will be within a 15-minute walk of residents' home, reducing car dependency.

Finally, the Birmingham to Leicester railway line runs to the north of the new settlement site. The project team's plans include passive provision for a new railway station so that it can be delivered should Network Rail and the appropriate transport authority be open to its funding, development, and operation. The project team has been clear that it will not deliver a new station itself, but will work collaboratively with any stakeholders who wish to bring a new station forward.

## Health

A new settlement will require further health and wellbeing infrastructure to be provided for use by both new and existing residents. The project team is aware that previous developments have tried and failed to successfully provide new health facilities. For example, building a new GP surgery does not mean that it will automatically be filled with qualified GPs, nurses, and administration staff. Therefore, the project team is reviewing best practice and will engage with the appropriate health authorities at the earliest opportunity.



A new secondary school could be within a 15-minutes' walk of every home in Stoney Stanton

## Education

Land West of Stoney Stanton has the potential to deliver three new primary schools and a secondary school as part of a new settlement. These new schools and their associated facilities would be within 15-minutes' walk of many existing households in Stoney Stanton, Elmesthorpe, and Sapcote. Today, secondary school pupils in the area have to travel long distances by bus and car to get to school which negatively affects local congestion and their overall experience of school life. Following discussion with the CLG on the importance of new education infrastructure, the project team engaged expert education consultants in December 2022 to advise on when the new schools could be delivered and at what capacity.

# The year ahead

The Land West of Stoney Stanton project team is proud of the assessment, design, and engagement work carried out to date and is excited to build on these strong foundations throughout 2023. The team will continue to gather evidence, which supports the development of BDC's Local Plan and the delivery of a new settlement that will provide much-needed new homes and infrastructure while protecting life in the area's existing villages.

By the end of 2023 the project team would like to create an identity for the new settlement to replace "Land West of Stoney Stanton". To inform this endeavour, the project team has created a survey to help develop a new settlement identity that integrates well with life in the Fosse Villages and the surrounding area. We hope you will take the time to complete the survey and share it with people you know who share an interest in the area's past, present and future. Thank you for your time and consideration of this effort.

[Click here to complete the survey](#)

## Contact us

If you or anyone you know is interested in contributing to the collaborative design of this exciting new place, or joining the project's Community Liason Group (CLG), you can contact us by:



calling us on 0808 1688 296.



or emailing us at [contact@landwestofstoneystanton.co.uk](mailto:contact@landwestofstoneystanton.co.uk)