



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 detailed summary with the more than 100 people who were able to attend in person across the two days, alongside a higher level summary which we have sent to everyone who was invited to the workshops. Both documents will also be made available online at www.landwestofstoneystanton.co.uk

The 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, Sappcote, 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**.

Homes & Place

The community told us:

- History is important as families have lived here for generations.
- The demographic has changed over the last few decades as the traditional quarrying and agricultural workers have been replaced by commuters.
- Reference the past and existing local character, through design codes and building materials, even on things like substations.
- New housing should prioritise local people, particularly the younger generations and families who need smaller, more affordable homes.
- We don't want a 'massive housing estate'.
- Individual homes need big enough gardens, storage, and on-plot parking, vehicle charging and flexibility in their layouts.
- Provide a diverse community including bungalows, opportunities for self-build, comfortable home working, and bespoke provision for the elderly, close to central activity.

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.



Future community

The community told us:

- All the necessary infrastructure and key local facilities should be provided to reduce the need to travel.
- Deliver infrastructure up front – highways or drainage or schools – then the houses can follow.
- Ensure the new settlement(s) has a new local centre including a pub and shops and that all new facilities are available to existing residents to support community cohesion.
- Enable local living, shopping, learning and leisure without damaging existing shops or services.
- Deliver a community building early to act as a focal point and support communication.
- Local healthcare provision is already stretched with one surgery in Stoney Stanton covering Sapcote (where a proposed surgery never came forward) and Sharnford.
- A new village hall would provide large flexible spaces for events and use by nursery groups, playgroups and clubs/societies.
- A police station could be included as part of the community building.
- Create a community farm and orchards for local food production, which go beyond any policy requirement for allotments.
- Provide formal sports pitches, including a cricket ground.
- Provide both 5km and 10km length walking/running loops.
- A new cemetery should be included.
- A new secondary school would definitely be required and would bring benefits by reducing travel impact and distances to existing schools.
- The new school could include:
 - sports pitches and indoor sports hall that are also available for public use;
 - a theatre or community uses within; and
 - a swimming pool.
- Deliver communal electric car charging points or hubs to encourage the use of electric vehicles and shared car clubs.
- The area of land to the south of the existing Village Hall in Stoney Stanton could be turned into a park as part of any Section 106 Agreement.
- A carefully considered lighting strategy will be important to support the quality of public spaces and community safety.
- Consider 'Secure by Design' in the early stages of the vision-making process, to provide safe routes between key facilities and destinations including to the existing villages.
- Traffic congestion and flood risk were recurring themes across the tables.

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.



Environment

The community told us:

- Address sustainability and climate change as a fundamental part of the vision.
- Sustainable energy should be generated onsite for use by the community and in public buildings.
- Use technology to help develop a future-proofed, site-wide sustainability strategy, including:
 - a district heating system;
 - grey water recycling;
 - use of solar panels;
 - wind turbines;
 - alternative modern methods of construction; and
 - porous materials for driveways and paths.
- There are significant existing flooding and drainage issues locally, particularly along Station Road around the Miller Homes scheme in Sapcote and also between Stoney Stanton and Sapcote.
- There have been recent changes to the local water table, witnessed at Stoney Cove.
- Climate change will make flooding worse, therefore, solutions must be forward-looking, as well as backward-looking.
- Use water as a positive element/resource that can add ecological and amenity value.
- Everards Meadow cited as a great example of wetlands open space.
- Retain as many trees and hedgerows as possible.
- Plant new woodlands particularly on the higher areas of land.
- Maintain green separation or green buffers between the new and existing villages to retain village identity.
- A landscape framework could lead the masterplan design and provide character references to the Fosse Village Design Concept.
- Integrate (and improve) the existing Public Rights of Way (PROW) into the development carefully and sensitively.
- Create new PROWs including bridleways to provide greater linkage to Burbage Common and Fosse Meadows, to the west and south.
- Develop a cycleway network to link all facilities.
- Creating usable and attractive landscapes, parks and open spaces is critically important.
- Include wildlife corridors under or over the M69 motorway.
- Deliver biodiversity net gain.

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.
- Consider future management and maintenance of public open spaces as part of a governance strategy.





Mobility

The community told us:

- The network must be safe for pedestrians, cyclists and drivers.
- Prioritise pedestrian and cycle movement to and through new villages and across the M69
- Many of the existing routes, e.g. the footpaths on Station Road, are unsafe.
- Upgrade the existing network and create more direct links to surrounding villages
- The quality of existing bus services is very poor and any new development must deliver a substantial improvement.
- It is impossible to commute on public transport as the buses are every 3 hours and there is no local train station
- “Massive” subsidies will be needed to provide a successful bus service.
- New bus services should connect new and existing villages to one another as well as to nearby towns and cities.
- Solving the issue of excessive traffic congestion in Stoney Stanton is critical.
- Remove HGV traffic from all the villages.
- Huncote and Croft traffic restrictions have put more pressure on Stoney Stanton.
- Removing Calor Gas lorries from the centre of Stoney Stanton is vital.
- Congestion creates air quality issues.
- The impact of the Rail Freight Interchange (RFI) is a major concern.
- The delivery of south facing slip roads at M69 junction 2 could have both positive and negative effects.
- A new local secondary school would have significant congestion benefits.
- Construction traffic must avoid travelling through the existing villages.
- Design for the future by:
 - Designing a ‘Manual for Streets’ that creates a people-friendly environment.
 - Preparing for autonomous vehicles.
 - Delivering a ‘Mobility Hub’ where different forms of transport and delivery come together.

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

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. As requested, we will keep in touch, be clear in our communication and timelines and make our actions public. That's why this note accompanies the first in a series of communications, which we will share with the community to update them on the project's progress.

In 2022, we will be undertaking a number of activities which support community engagement and involvement. We will:



Expand the existing project website www.landwestofstoneystanton.co.uk to include more detail about the project timeline and opportunities to contribute.



Establish a diverse community liaison group to secure local involvement and a sense of ownership in the evolution of the vision.



Launch a workstream to name the project, avoiding appropriation of local culture and history without community consent.



Continue direct engagement between the development team, and local parishes, elected members, community groups and other key stakeholders.



Be clear about the format the final vision will take.



Shift to web-led community communications



Conduct a plethora of further study and evidence base work, including on:



the density and character of the existing villages;



the employment market, employee demographics and travel patterns;



sports provision in the local area;



the potential impact of the RFI.



highways and drainage assessments; and



the potential delivery of a new railway station.

Contact us

If you have any questions about this document or our intended next steps, please contact the project team by:



calling us on 0808 168 8269



or emailing us at contact@landwestofstoneystanton.co.uk