



Whetstone Pastures

G A R D E N V I L L A G E

Vision Document Engagement Report 2021

Tritax Symmetry in Partnership with Blaby District Council

Executive Summary

This report has been prepared by Tritax Symmetry Ltd (TSL) to explain the community engagement process undertaken for the draft Whetstone Pastures Garden Village Vision. The report analyses the findings of the engagement process and where appropriate explains how the views of the local community have informed the final Vision Document.

The comments received (both opportunities/suggestions and concerns) will play an important role in shaping the Vision and the development as a whole going forward with continuing engagement recognised as a key component of adding value to the development process.

Whetstone Pastures Garden Village is not intended to be 'just another large housing estate' but a unique and beautiful 21st Century Garden Village the form and content of which will be shaped by engagement. Each comment will be considered and where possible delivered through each of the core themes.

Promoted by local landowners and supported by TSL, Whetstone Pastures is a Garden Village development with the potential to accommodate a minimum of 3,500 to around 5,000 – 6,000 new homes, a logistics park of circa 4 million sq ft of employment floorspace, a motorway services area, shops, schools, healthcare facilities, employment opportunities, green and blue infrastructure, community facilities, leisure opportunities and new sports facilities.

The engagement took place between the 7th of December 2020 and the 7th of February 2021 for a period of nine weeks.

The purpose of the engagement was to provide all relevant stakeholders and interested parties with an opportunity to provide feedback on the draft vision for Whetstone Pastures Garden Village. This report summarises the engagement process and the feedback received.

A broad spectrum of engagement methods were used to gather the views of the community on the Vision for Whetstone Pastures Garden Village including a project website containing an online survey and ideas board, webinars, workshops, meetings, social media as well as telephone calls, e-mails and letters.

The engagement feedback demonstrated that many of the suggestions and comments made by respondents were already contained in the draft Vision.

Details of the responses received through the engagement process have been summarised at Chapter 4 of this report with full responses attached as appendices. Following analysis of the feedback, the following issues emerged as the top priorities for stakeholders:

1. The need to provide appropriate infrastructure, such as roads, schools, utilities etc. for both the residents of the Garden Village but also to ensure that existing settlements and services are not put under undue pressure.

2. The opportunity to establish a new community and to provide a range of community buildings and spaces that can be used by the Garden Village and existing communities all linked to long term stewardship.
3. The need to provide diversity and quality of employment opportunities from apprenticeships to skilled/semi-skilled jobs to managerial positions.
4. The opportunity to provide for exemplary quality open spaces, walking and cycling routes and other outdoor recreation spaces to encourage and support healthy lifestyles.
5. Make a feature of Whetstone Brook and natural features alongside additional tree planting, preserving existing and creating new wildlife corridors along with the planting of native species.
6. Pursue the use of renewable energy.
7. Whetstone Pastures will deliver a mixed and balance community that will be supported through a wide choice of homes to meet local needs in terms of housing types, affordability, design and tenures. This involves providing custom and self-build opportunities, accessible homes, homes for all ages including those that require care homes with workspace, private rented and shared ownership opportunities and flexible homes that are adaptable to changing needs over a lifetime.

A number of respondents objected to the principle of any development in this location with some questioning the need for additional housing and employment development in the area and suggesting that brownfield development or development in Leicester City would present more suitable development opportunities.

Based on the responses received through the public engagement exercise it became apparent from comments made that it would be appropriate to add an additional theme, Long Term Stewardship, to the Vision and to amend the description of a number of the themes to make their purpose clearer.

The feedback and ideas from the local community will be incorporated into a final vision document for Whetstone Pastures which has been co-created between the project partners and the local community. Wherever possible the responses that have not already been taken in account in the draft vision have been included in the amended vision. The final vision document will be shared with all relevant stakeholders and interested parties in the Summer of 2021.

The next steps in the process are to continue to gather the technical evidence base which will inform a Concept Framework Document and illustrative Master Plan that will form part of a robust evidence base to support the allocation of Whetstone Pastures as a garden village through the Blaby Local Plan review. It is proposed to engage with and invite comments from the local community and other key stakeholders on the form and content of the Concept Framework and illustrative Master Plan by the end of 2021.

Contents

1.0	Introduction
2.0	Background
3.0	The Engagement Process
3.1	Introduction
3.2	Engagement Strategy
4.0	Analysis of Engagement Feedback
4.1	Means of Engagement
4.2	Engagement Summary
4.3	Summary of Survey Question Responses
4.4	Summary of Ideas Board Responses
4.5	Feedback received from meetings, workshops, and webinar events
4.6	Summary of telephone, e-mail, and letter feedback
5.0	Scheme Evolution and Final Vision
6.0	Summary and Conclusions

Appendices

Appendix A	Engagement material
Appendix B	Consultation area map
Appendix C	Engagement timeline
Appendix D	Presentation used for workshops and webinars
Appendix E	Survey question 4 full responses
Appendix F	Survey question 6 full responses
Appendix G	Survey question 7 full responses
Appendix H	Survey question 8 full responses
Appendix I	Survey question 9 full responses
Appendix J	Survey question 10 full responses
Appendix K	Survey question 11 full responses
Appendix L	Survey question 12 full responses
Appendix M	Ideas board posts
Appendix N	Feedback via telephone, e-mail, and letter

1.0 Introduction

This report has been prepared by Tritax Symmetry Ltd (TSL) to explain the community engagement process undertaken for the draft Whetstone Pastures Garden Village Vision. The report analyses the findings of the engagement process and where appropriate explains how the views of the local community have informed the final Vision Document.

The engagement took place between the 7th of December 2020 and the 7th of February 2021 for a period of nine weeks.

The purpose of the engagement was to provide all relevant stakeholders and interested parties with an opportunity to provide feedback on the draft vision for Whetstone Pastures Garden Village.

Community members across different age groups and demographics were consulted on a variety of accessible platforms. The consultation process happened in the midst of the Covid 19 pandemic and therefore the majority of the consultation process had to be conducted through virtual platforms. This report summarises the engagement process and the feedback received.

The feedback and ideas from the local community will be incorporated into a final vision document for Whetstone Pastures which has been co-created between the project partners and the local community. The final vision document will be shared with all relevant stakeholders and interested parties in the Spring of 2021.

The report is structured as follows:

- Background
- The Engagement Process
- Analysis of Engagement Feedback
- Scheme Evolution and Final Vision
- Summary and Conclusions

2.0 Background

Promoted by local landowners and supported by TSL, Whetstone Pastures is a Garden Village development with the potential to accommodate a minimum of 3,500 to around 5,000 – 6,000 new homes, a logistics park of circa 4 million sq ft of employment floorspace, a motorway services area, shops, schools, healthcare facilities, employment opportunities, green and blue infrastructure, community facilities, leisure opportunities and new sports facilities.

The site extends to approximately 377-hectares (931 acres) and is located in southern Leicestershire adjacent to the M1 motorway. An additional area of land abuts the site to the south within Harborough District, this area of land could form a future expansion of the Garden Village and would be addressed through the Harborough District planning process at the appropriate time.

This is the next stage on the engagement process which commenced on the 17th January 2019 with the Whetstone Design Workshop.

The site does not currently have any status in the adopted Blaby Local Plan, nor has a planning application been submitted for the development. The emerging Local Plan is being considered by the Planning Policy team, as part of this process the merits of the proposed Garden Village will be assessed alongside a number of options to deliver development in the district during the next plan period.

3.0 Consultation Process

3.1 Introduction

UK Networks was appointed in November 2020 by Tritax Symmetry Ltd to develop and implement a community and stakeholder engagement strategy around the draft vision for Whetstone Pastures Garden Village.

The strategy was predominantly digitally led due to the pandemic and the scope was agreed with Blaby District Council in advance.

TSL has undertaken a process of public engagement which has enabled them to gather feedback from the local community to help to ensure that where possible the development reflects local aspirations. The applicant's approach to engaging with the local community is explained below.

3.2 Engagement Strategy

Stakeholders Engaged	
Local residents and business owners	Regional bodies
Blaby District Council elected members	Local schools and Colleges
Blaby District Council officers	Local faith organisations
Members of Parliament	Community groups
Harborough District Council selected elected members and officers	Sports and Youth groups
South Leicestershire Parish Councils	National government
Leicestershire County Council selected elected members and officers	Statutory stakeholders

The following means of publicity were engaged; copies of the consultation material are included as appendix A. The consultation area map showing the geographic extent of consultation is attached at appendix B.

- 175 stakeholder letters and e-mails
- 9,200 residence and business notices issued via Royal Mail with 150 additional resident notices sent to Ashby Magna Parish Council for distribution
- Print media advert in Leicester Mercury
- Articles in local and business media
- Paid for social media advertising (Facebook, Twitter and Instagram)

- Posters sent to Parish Councils within immediate area for parish noticeboards
- 6.5k people reached via Facebook advertising (105 engagements e.g., likes, shares comments)
- 567 Twitter profile visits in January 2021 through promoted Twitter posts

Below is a summary of the engagement activities carried out, the engagement timeline detailing when the below events took place is attached as Appendix C.

Engagement Activities	
Project website and social media www.whetstonepastures.co.uk	Workshop with Blaby District Council elected members
Online survey and ideas board	Workshop for parish councils within Blaby district
Project telephone line, e-mail and Freepost address	Workshop with Willoughby Waterleys Parish Council
Meeting with Alberto Costa MP	Workshop with Cosby Parish Council
Meeting with Whetstone Drama Group	Workshop with Whetstone Parish Council
Webinar with Willoughby Waterleys Residents Association	Workshop with Blaby Parish Council
Public Webinar event	

4.0 Analysis of Engagement Feedback

4.1 Means of Engagement

Feedback was received from stakeholders and members of the public through a variety of ways including:

- Telephone calls, e-mails and letters posted to the Freepost address
- Through the project website via the online survey or ideas board
- Via posts to social media accounts (Instagram, Twitter and Facebook)
- Through the digital stakeholder workshops and public webinar events

A copy of the presentation utilised for the workshops and webinar events is attached at appendix D.

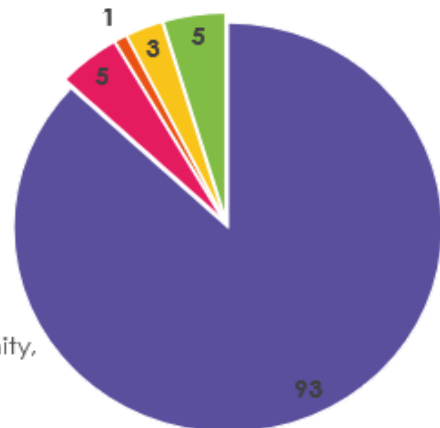
4.2 Engagement Summary

A total of 9,350 residence and business notices were issued
4,576 Visits were made to the project website
101 completed online surveys
102 comments provided via the Ideas Board
51 responses via e-mail, telephone and Freepost
10 stakeholder workshops, meetings and webinars
1,325 pieces of feedback received to review

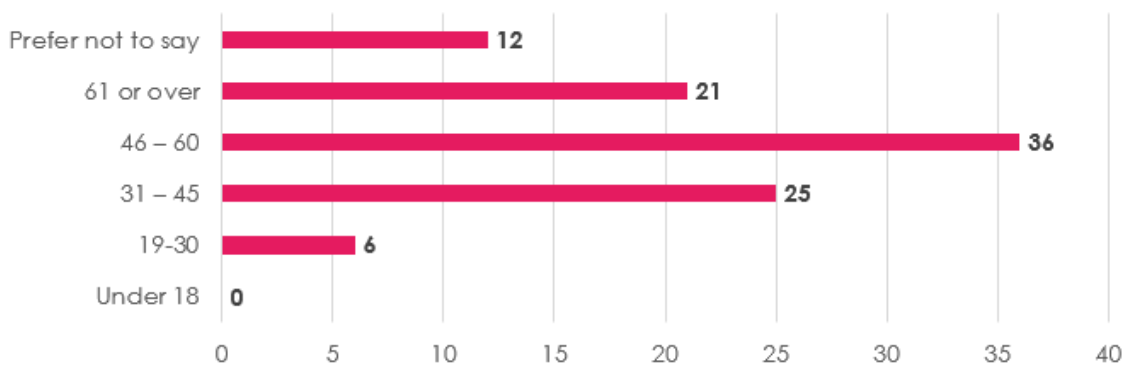
4.3 Summary of Survey Question Responses

1. Which of the below statements best describes you? (you may tick more than one box)

- ☐ I am a local resident
- ☐ I am a local business owner or work locally
- ☐ I am an elected member
- ☐ I am responding on behalf of an organisation (community, amenity, education etc)
- ☐ Other

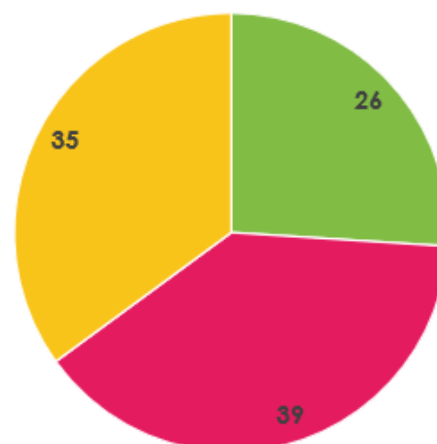


2. What is your age?



3. How useful was the project website in helping you understand the vision for Whetstone Pastures?

- ☐ Useful
- ☐ Neutral
- ☐ Not that useful



Q 4. Are there any other themes you think should be included in the Vision that are not currently included?

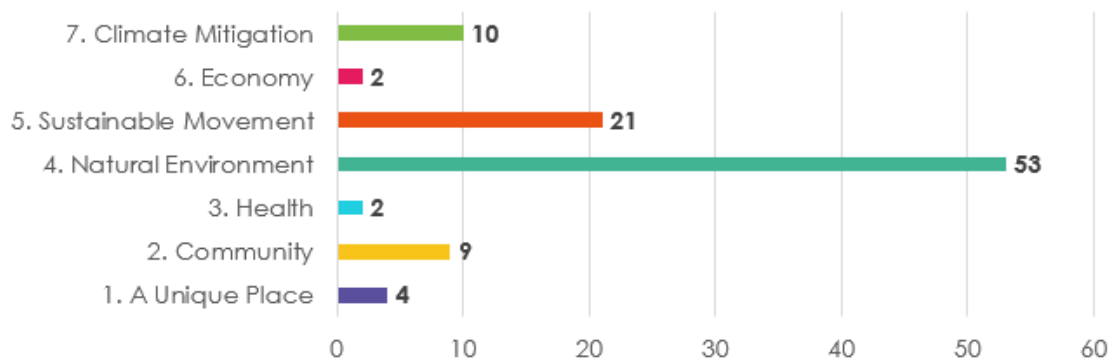
A complete copy of the responses to Question 4 are attached at appendix E.

The tables below contain details of the opportunities/suggestions and concerns received, for clarity a column has been added which highlights which of the Core Themes will include consideration of these opportunities/suggestions and concerns. Each comment will be considered and where possible delivered through each of the Core Themes set out in the Core Themes column.

Opportunities / Suggestions	Addressed in Core theme
Supportive as it will bring upgrades to the area in terms of transport and facilities Local Centres and their facilities	Transport& connectivity, Community & facilities
The new motorway junction	Transport & connectivity
Supportive as it will bring upgrades to the area in terms of transport and facilities	Transport& connectivity, Community & facilities
Local Centres and their facilities	Community & facilities
Work with the natural environment to create gardens, open spaces, tress for mental well-being	Natural environment & open space, Health
New walking routes	Transport & connectivity
New schools	Community & facilities
Lower Density Housing	A unique place
Commit to greenspaces	Natural environment & open space
Affordability is important	Community & facilities
Keep Willoughby Road part of the cycle network	Transport & connectivity
Additional bridleways	Natural environment & open space
Consider connectivity between existing communities	Community & facilities
Sustainable drainage solutions should be incorporated into streets and open spaces	Climate mitigation
Landscape buffering to Willoughby Waterleys. No exits onto Willoughby Road. No construction traffic through Willoughby Waterleys	Natural environment & open space
Close Willoughby Waterleys to through traffic	Transport & connectivity
Commit to greenspaces	Natural environment & open space
Concerns	
Be clear that the Natural Environment theme covers existing habitats	Natural environment & open space
Ensure the Garden Village is separate to existing communities and does not impact on their identity	Community & facilities
Must have sufficient schools and health provision	Community & facilities
How the development will improve existing roads	Transport & connectivity
Lack of detail in the Vision on Masterplanning, transport, highways	A unique place, Transport & connectivity
Impact on the environment	Natural environment & open space
Against the principle of development of a greenfield site	
Increased traffic	Transport & connectivity
Impact on the agricultural landscape	Natural environment & open space

Impact on wildlife	Natural environment & open space
Impact on value of existing properties	
Maintaining an exclusion zone around the gas pipe that crosses the site	A unique place
Anthrax burial sites around Cosby Road	
Issues with leasehold properties	
Impacts on local doctors and dentists	Community & facilities
Lack of detail on the logistics park and question its need when there is a large logistics park at Magna Park	Jobs & skills
Impact on the existing local communities	Community & facilities
Air pollution	Climate mitigation
Pressure on Council services	Community & facilities, Long term stewardship
Loss of agricultural land	Natural environment & open space
Detail needed on public transport	Transport & connectivity
A detailed plan needed	A unique place
General	
Develop Brownfield Land in the City	
Would like to see designs of houses	A unique place
Importance of gardens	Natural environment & open space
Be clear that the Natural Environment theme covers existing habitats	Natural environment & open space

5. Which of the seven themes is most important to you?



Q 6. A Unique Place: Are there local buildings, streets or spaces you consider to be of high quality and/or beauty that Whetstone Pastures could take inspiration from?

A complete copy of the responses to Question 6 are attached at appendix F.

Opportunities / Suggestions	Addressed in Core theme
Make a feature of Whetstone Brook	Natural environment & open space
Maintain views to the South West	Natural environment & open space
National Cycle Network	Transport & connectivity, Health
Traditional roads with trees	A unique place
Wide roads and paths	Transport & connectivity
Contemporary, efficient buildings	Climate mitigation
Green spaces	Natural environment & open space
Cottages	A unique place
Maintenance of open spaces	Long term stewardship
Encourage walking / cycling / exercising	Health
Take inspiration from Blaby, Cosby, Bouskell, Countesthorpe, local villages	A unique place
Traditional houses	A unique place
Adequate parking	A unique place
Large gardens	A unique place
Eco friendly houses	Climate mitigation
Ground source heat pumps	Climate mitigation
Solar panels	Climate mitigation
Curves or circles in street layouts	A unique place
Unique look to each neighbourhood	A unique place
Make a feature of the railway	Natural environment & open space
Take inspiration from Poundbury	A unique place
Concerns	
No to the principle of development	
No to standard estate housing	A unique place
Do not try to replicate features in nearby settlements, this is a standalone strategic site that should create its own character	A unique place
CO2 from central heating	Climate mitigation
Air quality	Climate mitigation
No need for more houses	

Q 7. Community: What things should be included at Whetstone Pastures to build a strong community?

A complete copy of the responses to Question 7 are attached at appendix G.

Opportunities / Suggestions	Addressed in Core theme
Multi – functional community space within the local centre	Community & facilities, Long term stewardship
Local shops	Community & facilities
Village hall	Community & facilities, Long term stewardship
Community centre	Community & facilities, Long term stewardship
Scout hut	Community & facilities, Long term stewardship
Skate park	Community & facilities, Health, Long term stewardship
Muga	Community & facilities, Health, Long term stewardship
Outdoor gym	Community & facilities, Health, long term stewardship
Dog walking area	Community & facilities, Health, Long term stewardship
Open space	Natural environment & open space, Long term stewardship
Bandstand	Community & facilities, Long term stewardship
Library	Community & facilities, Long term stewardship
Parish Council Office	Community & facilities, Long term stewardship
Leisure centre with swimming pool	Community & facilities, Health, Long term stewardship
Schools	Community & facilities
Surgeries	Community & facilities, Health
Bike lanes	Transport & connectivity, Health
Dentists	Community & facilities, Health
Theatre	Community & facilities, Long term stewardship
Parks	Community & facilities, Natural environment & open space, Health, Long term stewardship
Pub	Community & facilities
Café	Community & facilities
Affordable housing for children of local residents	A unique place
Community Hub	Community & facilities, long term stewardship
Employment Land	Jobs & skills
Restaurant	Community & facilities
Take-away	Community & facilities
Imaginative parking	A unique place
Church	Community & facilities

Equestrian facilities	Natural environment & open space
Allotments and community growing spaces	Community & facilities, Long term stewardship
Disabled access	A unique place,
Neutral worship space	A unique place, Community & facilities
Forever homes	A unique place
Team sports	Community & facilities, Health, Long term stewardship
Well-connected streets	A unique place, Transport & connectivity
Support village clubs and community groups	Community & facilities, Long term stewardship
Pharmacy	Community & facilities, Health
Police Station	Community & facilities
Fire Station	Community & facilities
Ambulance station	Community & facilities, Health
Golf Course	Community & facilities, Health, Natural environment & open space
Bowls	Community & facilities, Health, Long term stewardship
Vets	Community & facilities, Health
Concerns	
You can't build a community	Community & facilities, Long term stewardship

Q 8. Health: What things do you think are needed to encourage and support healthier lifestyles at Whetstone Pastures?

A complete copy of the responses to Question 8 are attached at appendix H.

Opportunities / Suggestions	Addressed in Core theme
Walking / Cycling / Running routes	Community & facilities, Health, Long term stewardship
Leisure centre	Community & facilities, Health, Long term stewardship
Outdoor gym	Community & facilities, Health, Long term stewardship
Running track	Community & facilities, Health, Long term stewardship
Dog walking area	Community & facilities, Health, Long term stewardship
No car estate roads	A unique place, Transport & connectivity
Open spaces	Natural environment & open space, Long term stewardship
Allotments	Community & facilities, Health, Long term stewardship
Healthy take away options	Community & facilities
Links to the national cycle network	Transport & connectivity, Health
Wide paths	A unique place
Playgrounds	Community & facilities, Health, Long term stewardship
Lake	Natural environment & open space
A train station	Transport and connectivity
Surgery	Community & facilities, Health
Swimming pool	Community & facilities, Health, Long term stewardship
Bridleways	Natural environment & open space
Sports facilities	Community & facilities, Health, Long term stewardship
No pub	
Plant trees	Natural environment & open space
Bus links	Transport & connectivity, Climate mitigation
Obstacle course	Community & facilities, Health, Long term stewardship
A pond	A unique place, Natural environment & open space
Don't need more houses	
Don't need another logistics park	
Electric cars only	Climate mitigation
Divert extra traffic from Whetstone	Transport & connectivity
Sensible sized gardens	A unique place
Community food growing	Health
Community activities	Community & facilities, Health, Long term stewardship
Water features	A unique place, Natural environment & open space.

Signposted nature walks	Transport & connectivity
Dentist	Community & facilities, Health,
Consultation rooms for visiting clinicians	Community & facilities, Health, Long term stewardship
Wildlife conservation – Hedgehogs in particular	Natural environment and open space
Farmers market	Community & facilities, Long term stewardship
Concerns	
No development here	

Q 9. Natural Environment: What opportunities are there at Whetstone Pastures to make the most of the Natural Environment?

A complete copy of the responses to Question 9 are attached at appendix I.

Opportunities / Suggestions	Addressed in Core theme
Maintain / enhance views to the south west	Natural environment & open space
Warehouses next to the motorway	Jobs and skills
Make a feature of Whetstone Brook	Natural environment & open space
Wildlife corridors	Natural environment & open space, Long term stewardship
Reduced density housing	A unique place
Planting of native species	Natural environment & open space
Noto the principle	
No cars	A unique place, Transport & connectivity
Woodlands	Natural environment & open space
Tree planting	Natural environment & open space
Access to local produce	
Open spaces	Natural environment & open space, Health, Long term stewardship
Use natural, sustainable materials	A unique place, Climate mitigation
Retain the field structure	Natural environment & open space
Disused railway line a nature trail	Natural environment & open space
Disused nature line to become a canal spur	
A marina	
Concerned about the anthrax	
Build houses not reliant on fossil fuels	Climate mitigation
Likely to increase flooding	Natural environment & open space
Concerned about the loss of red listed farmland birds	Natural environment & open space
SUDS infrastructure	Natural environment & open space, Climate mitigation
Green wedges between the development and local villages	A unique place, Natural environment & open space
Preserve hedgerows, trees and brook	Natural environment & open space
Protect land on east side of Willoughby Road	Natural environment & open space

Q 10. Sustainable Movement: What things would encourage a new community at Whetstone Pastures to walk, cycle and use public transport more?

A complete copy of the responses to Question 10 are attached at appendix J.

Opportunities / Suggestions	Addressed in Core Theme
Turn disused railway line into walking / cycling track	Natural environment & open space, Health
Smaller, more frequent buses	Transport & connectivity
Reduce parking spaces	A unique place
Cycle tracks	Natural environment & open space, Health, Long term stewardship
Affordable public transport	Transport & connectivity
Good cycle and walking routes to surrounding villages	Transport & connectivity, Community & facilities, Health
Electric vehicle charging points	Climate mitigation
Priority to pedestrians	Transport & connectivity
New train station	
Free parkin at Narborough station	
Improve local roads	Transport & connectivity
Good quality, well connected paths	Transport & connectivity, Health
Bus shelters with lighting	Transport & connectivity
Pub and café	Community & facilities
Disabled access	A unique place, Transport & connectivity
Electric bike rental facility	Climate mitigation
Amenities on site	Community & facilities
Guided bus to Fosse Park and Leicester City	Transport & connectivity, Climate mitigation
Car share scheme	Transport & connectivity, community & facilities, Long term stewardship
Cycle hire	Community & facilities, Health, Long term stewardship
Inward movement to work at the logistics park, where will all of the employees come from.	Transport & connectivity, Jobs & skills
Concerned how J20a will impact traffic flows in South Leicestershire	Transport & connectivity

Q 11. Economy: An idea for Whetstone Pastures is locating jobs close to homes and encouraging more home working. Do you agree and how could this be achieved?

A complete copy of the responses to Question 11 are attached at appendix K.

Opportunities / Suggestions	Addressed in Core theme
Good broadband essential	Jobs & skills
Motorway junction will be essential for the logistics park	Transport & connectivity
Small offices with low rents	Jobs & skills
Small industrial units with low rents	Jobs & skills
Affordable homes	A unique place
Smallshops	Community & facilities
EV charging points	Climate mitigation
Walking and cycling routes for workers	Transport & connectivity
Cafes and local walks	Community & facilities
Flexible work spaces	Jobs & skills
Adequate space in homes for home working	A unique place
Job fayre at the village hall	Community & facilities, Long term stewardship
Working from home is bad for people's mental health.	Health
Do not like the look of warehouses.	A unique place
Home working is the norm nowadays	Jobs & skills
We do not need a logistics park we have Magna Park	Jobs & skills
Locating jobs close to homes sounds like an excuse not to provide road infrastructure	Jobs & skills
Nursery	Community & facilities
Garden offices	Jobs & skills
Low paid jobs at the Logistics park	Jobs & skills
Do not need more jobs in the area	

Q 12. Climate Mitigation: What climate mitigation measure or initiatives could be introduced to help futureproof Whetstone Pastures to create a 21st Century Garden Village?

A complete copy of the responses to Question 12 are attached at appendix L.

Opportunities / Suggestions	Addressed in Core theme
EV Charging points	Climate mitigation
Renewable energy	Climate mitigation
Biomass generator for heating	Climate mitigation
No gas	Climate mitigation
Triple glazing	Climate mitigation
Ground source heat pump	Climate mitigation
EV bikes	Climate mitigation, Transport & connectivity
Solar panels to all houses	Climate mitigation
Small scale wind farms	Climate mitigation
No to the principle of the development	
Air source heat pumps	Climate mitigation
Grey water recycling	Climate mitigation
Insulation	Climate mitigation
Flooding concerns	Natural environment & open space
Plant trees	Natural environment & open space
No logistics park	
Vegetable plots por allotments	Community & facilities, Long term stewardship
Recycling area	Climate mitigation
Composting area	Climate mitigation
Community allotment	Community & facilities
Wildlife habitats	Natural environment & open space
Lakes	Natural environment & open space
Pastures	Natural environment & open space
Solar capture	Climate mitigation
Protect the brook from run off	Natural environment & open space
Eco housing	A unique place, Climate mitigation
Climate neutral	Climate mitigation
The logistics industry must transition to sustainable transport – rail	
Tramway to Leicester	Transport & connectivity
District heating scheme	Climate mitigation

4.4 Feedback received via the Ideas Board

A complete copy of the posts made on the ideas board are attached at appendix M.

Opportunities / Suggestions	Addressed in Core theme
The more green initiatives the better, EV charging points, electric bikes, efficient homes, solar panels	Climate mitigation
Open spaces	Natural environment & open space
Sizeable gardens	A unique place
Well-spaced housing	A unique place
Architectural variety	A unique place
Lots of tree planting	Natural environment & open space
Additional infrastructure is essential – schools, shops etc	Community & facilities
Bungalows	A unique place
Provide the necessary road infrastructure	Transport & connectivity
Each new home will need an EV charging point	Climate mitigation
A central recycling area	Climate mitigation
Consider cycle storage	Climate mitigation, Transport & connectivity
Homes are needed	
A new M1 junction would relieve congestion and pollution	Transport & connectivity
Consider the use of renewable energy technologies	Climate mitigation
Need larger gardens	A unique place
Allotments	Community & facilities, Long term stewardship
Need spaces for communities – coffee shops, cafes, small local shops, play areas	Community & facilities
Good walking routes	Natural environment & open space
Need schools and health facilities	Community & facilities
Provide a guided bus route with adjacent cycle path into Leicester along the disused rail line possibly via Fosse Park Shopping area	Transport & connectivity
Build well-proportioned houses	A unique place
Provide suitable parking	A unique place
Make use of the disused railway lines on site for walking and cycling	Natural environment & open space, Transport & connectivity
Re-open the disused railway line between Broughton Astley, this site, Countesthorpe and Leicester. This will encourage residents to use public transport over already congested roads	Transport & connectivity
Provide Countesthorpe with a southern bypass between Lutterworth Road and Welford Road to reduce through traffic in the village	Transport & connectivity
Youth centre	Community & facilities, Long term stewardship
A family public house	Community & facilities

A Parish Council type group made up of young people	Community & facilities, Long term stewardship
Opportunities for self-build	A unique place
New bridleways	Natural environment & open space
Include small houses for single people, couples with gardens	A unique place
Retain Whetstone Pastures House and make use of it	A unique place
Concerns	
Object to the principle of development in this location	
Density of development	A unique place
Additional traffic congestion	Transport & connectivity
Pressure on existing local services	Community & facilities, Long term stewardship
Overdevelopment	
No details on access roads	Transport & connectivity
Pressure on existing Council services	Community & facilities, Long term stewardship
Noise	Health, Climate mitigation
Anti social behaviour	Community & facilities
Loss of farmland	Natural environment & open space
Do not build affordable housing if it is to be a nice area	
Loss of habitat	Natural environment & open space
No need for more warehouses with Magna Park and Lutterworth	Jos & skills
Too large to be a village	A unique place
This greenbelt land should not be developed	Natural environment & open space
Webinars discriminate against the elderly and less tech savvy	
How will there be an M1 J20a without the A46 Expressway	Transport & connectivity
Flooding	Natural environment & open space
Build in Leicester City	
Unaffordable housing	
Develop on brownfield land	
Anthrax on site	
Loss of agricultural land needed for food production	Natural environment & open space
The villages will become one big town	A unique place

4.5 Feedback received from meetings, workshops, and webinar events

A Unique Place	Addressed in Core theme
There is a sand mining area just beyond the site	
It's hardly a garden village when its it split by the motorway, it a north and south garden village, 2 separate entities.	A unique place
Changes in shopping and work patterns accelerated by Covid will leave many Leicestershire shops ideal for conversion into private accommodation this will reduce Leicester City housing shortfall	
Is the name of Whetstone Pasture fixed? The descriptions of Magna and Parva are theme throughout this part of Leicestershire? I suggest Whetstone Magna.	
I have been involved in considering such proposals since the 1980's and many developments when they come to fruition, they bare very little resemblance to what was originally planned.	
The comments you have received so far show that the community knows very little about planning so how can the communities who knows very little about planning and planning law and all the other legislation relating to new developments be able to comment appropriately on the scheme like this.	
Would you like any suggestions of places that are not very nice. I am thinking about a development opposite the Lime Tree in Whetstone a Strata Homes development that's not what we want.	A unique place
Because this site is so standalone there is no good reason why you should be matching anything local.	A unique place
Is there a house builder involved adding input into the design?	
It may be obvious, but the predominant characteristics of the area is the mix of agricultural buildings and properties, many of which are located within the village communities.	A unique place
Would you be willing to leave the green wedge between the proposed development and Willoughby Waterleys?	Natural environment & open space
Site was originally a farm. The farming theme would to me be something that makes it a garden village. So, the garden village is built around the farming environment.	Health
I agree with the idea of community farming/community orchards.	Health
A village is non-uniform and villages grow from the inside out with usually a central theme such	A unique place

as a church, farm or factory. You should be aware the central part of the Cosby is a conservation area.	
There is no mention of the distribution park within your unique place slide.	
What is good placemaking?	A unique place
Make more clear what this is all about – better understanding of the impact on existing villages including Cosby.	

Community	Addressed in Core theme
Would a town centre be possible this would be good to bring the community together.	Community & facilities
It was when the school was completed in the Lubbesthorpe development, a community was formed.	Communities & facilities
Who will endow the Community Trust?	Long term stewardship
Who is going to fund and keep on running the community centre? Many have been closed due to local council cuts.	Long term stewardship
There is a shortage of art venues locally, and there is a real opportunity here for something a lot of people including young people that could benefit from. I would very much likely this to be consideration at the planning stage.	Community & facilities
You may want to consider spaces for allotments and also a cemetery.	Natural environment & open space
I would like to understand further the impact of existing local communities.	Community & facilities
I cannot see how a garden village based at the proposed location would bring any kind of social or economic diversity it's not really on any public transport routes.	A unique place
Community facilities are important from the outset; they need to there from the beginning to set the tone.	Community & facilities
Can you think of equestrian uses as part of the scheme.	Natural environment & open space
How are you going to ensure the existing community are linked in with the garden village or how can you ensure you don't affect the existing community?	Community & facilities
Pubs and restaurants are not represented; they provide jobs plus also a place for people to meet.	Community & facilities
If you like to discuss the new Lubbesthorpe Development I would be happy to discuss.	
Importance of culture and cultural offer	Community & facilities
Requirement for local performance venue as existing facilities are expensive or inadequate. Build this in from the start	Community & facilities
What are the novel ideas and benefits to existing communities?	Community & facilities

Importance of faith organisations – churches.	Community & facilities
Health	Addressed in Core theme
Would allotments be possible within the plans?	Natural environment & open space
It will not be healthy for residents the extra traffic on Station Road.	Health
Connectivity is key via cycle ways/footpaths, bridleways.	Transport & connectivity
The road that runs from Countesthorpe to Willoughby Waterleys is used annually for the county's 10-mile championships.	Community & facilities
Leicester A&E is already over-run bringing more houses in would only make the situation worse.	Health
I think you will need a doctor's surgery on this development.	Health
Wildlife corridors, this really helps with people's health and wellbeing. Connectivity is important regarding cycle paths for connecting the whole of the district.	Natural environment & open space, Health
Not just about physical health, what about spiritual and mental health.	Health
Natural Environment	Addressed in Core theme
Incorporate the walks so everything is interconnected, connecting the villages by walking and cycling.	Transport & connectivity, Natural environment & open space
Could any balancing ponds be made more amenable for people to use such as benches etc?	Natural environment & open space
I like that you have said you would like to keep as many hedges as trees as possible this will help in keeping the area looking as natural as possible.	Natural environment & open space
This is not thinking about the surrounding area villages and the impact on our fabulous countryside.	Natural environment & open space
How will you mitigate the effects of this major village on the conservation village of Willoughby Waterleys?	Natural environment & open space
Would you guarantee green space between this large development and Willoughby Waterleys.	Natural environment & open space
This area is covered in biodiversity.	Natural environment & open space
There is a huge issue with flooding here.	Natural environment & open space
Would the disused railway be kept?	Natural environment & open space
We have Coupland farm birds two critically endangered ones are grey Partridge and Lapwing and I just wondered what sort of habitats are going to be provided to help retain them in Whetstone?	Natural environment & open space
There are 2 old railway lines, one that runs parallel to the M1 and one that is to north, I would have thought there would-be good opportunities to use the lines as cycle paths to connect places like Cosby, Countesthorpe.	Natural environment & open space
Green spaces around the right of ways would be nice.	Natural environment & open space

Have you done any ecology surveys? I believe there are otters.	Natural environment & open space
Utilise the natural landscape with small business i.e. Start-up business as an example producing honey. Small business linking to wildlife corridors.	Jobs & skills
What are you plans regarding the disused railway.	Natural environment & open space
Sustainable Movement	Addressed in Core theme
Wouldn't you need a permanent bus service?	Transport & connectivity
Have you considered re-opening Blaby train station?	Transport & connectivity
When are you going to commission a comprehensive traffic impact study?	Transport & connectivity
Do you believe this development will fund the amount of infrastructure that is going to be required?	Transport & connectivity, Long term stewardship
Can you confirm there will new infrastructure/roads prior to the development being built to avoid Blaby, Countesthorpe, Willoughby and Whetstone being overrun with cars.	Transport & connectivity
Traffic is a major issue.	Transport & connectivity
How can you create an accurate case during this pandemic when traffic is not as congested as usual?	Transport & connectivity
How do you envisage logistics traffic getting from Whetstone Pastures to the West Midlands?	Transport & connectivity
I do belief there will be a requirement for an early impact traffic study.	Transport & connectivity
Possibility to be considered - closing Willoughby road as a through route between Willoughby and Countesthorpe as a way of mitigating the impact on Willoughby Waterleys.	Transport & connectivity
If we have a new motorway junction and 3000 cars, it will completely overwhelm Cosby, Willoughby Waterleys and surrounding areas.	Transport & connectivity
Will cycling routes be put into this development at the planning stage?	Transport & connectivity
How are you going to achieve the road infrastructure for the logistics park?	Transport & connectivity
The parish councils biggest concerns with regards to this development is what the impact on transport is going to have on the village.	Transport & connectivity
Leicestershire County Council have a new highway modelling software, when do Tritax see the model being engaged, produced and released as part of any public consultation or design cooperation.	Transport & connectivity
Sustainability is the biggest concern to our parishioners, its 1000 acre of green field in the middle of no existing settlements, it is going to have a motorway junction how is this a sustainable development. Most people who live in those houses will not work in the logistics park they will get into their cars and drive to Leicester, Nottingham, Birmingham.	Transport & connectivity, Climate mitigation

There was an article in the Sunday Times regarding self-parking cars. What are you going to design, you are going to have to second guess what will be happening in 20 years,	Transport & connectivity, Community & facilities
Has there been any discussion on relaxation of parking standards or highways standards for the Garden Village?	Transport & connectivity
Are you able to provide with precedents of garden villages?	A unique place
I cannot envisage any logistics should be occupied without the motorway junction being open.	Transport & connectivity
How wide will your traffic surveys goes in terms of anticipating a change in traffic flows.	Transport & connectivity
The County Council are still considering alternatives roads as part of their strategic road's aspirations. Has there been any discussion how Whetstone Pastures may link into those alterative roads?	Transport & connectivity
I think the traffic profiling survey will need to wider to include Junction 28/M1 and what happens to the traffic flow once it comes off Junction 28.	Transport & connectivity
shared transport such as school bicycle train.	Community & facilities
Does health as a category take into consideration safety on how people move around i.e., width of footpaths, bike lanes.	Health
Need for Motorway junction first	Transport & connectivity
Traffic impacts on Cosby	Transport & connectivity
Economy	Addressed in Core theme
What percentage of this development will be affordable housing?	A unique place
What proportion of the 3000-6000 residents will realistically seek local employment?	Jobs & skills
Logistics buildings are highly automated. Local shops and school will not give large employment prospects.	Jobs & skills
6000 houses require 9000 full time post for employment how will you achieve this?	Jobs & skills
Magna Park 2 is going ahead therefore will there be enough demand for another logistics park?	Jobs & skills
You will run into opposition from people like me if you are going to simply build a logistic park more warehousing next to a motorway junction. We want quality skilled jobs. It should be built with small light engineering business that add value to what we create.	Jobs & skills
There is not an issue of unemployment issue in this area.	Jobs & skills
Is there any businesses in tow with regards to the logistics parks?	Jobs & skills
Working environment, integrated jobs within the area rather than people travelling off site for them. Integrated jobs of higher value.	A unique place, jobs & skills

Demand for nano/micro small office commercial space. What vision do you have for live, work leisure environment within the heart of this new community? I would like to see the rural culture heritage retained within the development.	A unique place, Jobs & skills
How much research has Tritax done to be sure there is enough demand for another large logistics park in Leicestershire.	Jobs & skills
Is this development big enough to be self-sustained i.e., employment. Or will it be like many of the villages where people are commuting by car and bus to Leicester for work.	Jobs & skills, Climate mitigation
Will you be looking to just utilise open reach network or will you be looking to bring in companies such a virgin media to provide additional options.	Jobs & skills
Type of jobs 27ogistics sector provides?	Jobs & skills
Climate Mitigation	Addressed in Core theme
How can an isolated car dependent estate of thousands with a motorway running through it reduce air pollution and congestion?	Climate mitigation
Are you going to put in thermal geothermal into the development?	Climate mitigation
Is there are any plans or provisions for wind turbines or solar panels?	Climate mitigation
Can I ask the vison looks at the 10 dark sky policies.	Climate mitigation
I am assuming the future home standards will be the starting point i.e., no gas boilers.	Climate mitigation
What can be done to mitigate light pollution?	Climate mitigation
The M1 runs through the middle of the development how will you mitigate noise pollution?	Climate mitigation
Concern on C02 footprint of houses.	Climate mitigation
Motorway running alongside the development how are you going to make the development Carbon Neutral.	Climate mitigation
Plans for sustainable future – Electric vehicles/ public highway parking. Net Zero Homes with geo-thermal pumps, solar panels and central managed API.	Climate mitigation
Electric vehicles charging points and green energy both need to considered.	Climate mitigation
The development is being built close to a major intersection, how are you potentially looking at handling this?	Climate mitigation
Air Quality?	Climate mitigation
Other	Addressed in Core theme
Have you had any thoughts on how this development would link in with the other villages.	A unique place, Transport and connectivity
What are the timescales until you get a fairly sustainable development?	A unique place
Please explain why this location is sustainable?	A unique place
The environmental impact, sustainability and planning justification is what is important to the residents of Willoughby Waterley.	A unique place, Natural environment & open space, Climate mitigation

Will Tritax make funding available to our village so we can engage the relevant expertise? This is the only way we can gain a balanced review for the people who will be most affected.	
I'm assuming you have looked at how much land six thousand houses takes, how much land 4,000,000 square feet of logistics takes, a new motorway junction service area and with the commitment that you're making to the massive green areas that you can get it in because I'm not convinced you can.	A unique place
How will disabled people be catered for?	A unique place , Transport & connectivity
The fundamental questions to all of our members. What is it going to be where, how is to going to accessed, how are you going to minimise impact to Willoughby Waterleys.	A unique place, Transport & connectivity
How will this be this development be funded?	Long term stewardship
Why has this site been chosen as it contravenes Blaby District Local Plan?	
Would the land have to be compulsory purchased for the development to go ahead?	
Why are you choosing a greenfield development when there are loads of brown fields sites within the city boundaries?	
Are you looking at both a primary and secondary school?	Community & facilities
Are you considering high density housing in order to keep as much green space as possible?	A unique place
Is this site development definitely going to be in the local plan?	
What percentage will be affordable housing?	A unique place
Accessible housing is important.	A unique place
What provision are you making for people to be able to grow their own food?	Community & facilities
We are losing acres of green space.	Natural environment & open space
Who would pay for the M20a junction?	
What challenges has BDC proposed to you which you have had to overcome.	A unique place
There is shift and there are many young professional couples without children who require adequate downstairs space but do not require 4/5 bedrooms.	A unique place, Jobs & skills
With regards to the local plan you will have to consult with Harborough District Council this is a matter of law.	
The city's unmet need may well have gone up exponentially recently to but Sir Peter Soulsby will have significant push back.	
Will the Concept Framework be ready for early 2021?	
What are the timescales for delivery?	A unique place
Construction routes are of a concern.	Transport & connectivity
I think it is a great vision, how many of these developments come to fruition and close to the vision.	A unique place
When will see a first draft masterplan?	
The leaflet states the site is 6 miles for Leicester City centre it is 9 miles. The plan was very small.	

Willoughby is going to be dramatically affected by this development. It could be mitigated by development being restricted to west side of Willoughby Road and screened.	Natural environment & open space
Design this well and work with the local villages to mitigate impact and give them benefits. Design so people can travel in and out of the garden village i.e. Well-lit cycle ways, bike trails. Consider how the development benefits existing villages.	A unique place, Community & facilities, Long term stewardship
We are receiving complaints regarding the aerial image being used on the website being hard to orientate.	
This is a monumental change, community engagement throughout the process is key.	
How are you linking this with other local planned large developments in Leicester? What are your plans for affordable housing?	A unique place
The proposals are not yet included in the new Blaby Local Plan – so what is the status of this development in relation to the local plan.	
Buffer zone/green wedge between new settlement and Willoughby Waterleys	Natural environment & open space
Timescales – build programme?	

4.6 Summary of telephone, e-mail, and letter feedback

A complete copy of the feedback received via telephone, e-mail and letter are attached at appendix N.

Opportunities / Suggestions	Addressed in Core theme
Invest in existing health facilities	Health
Opportunities for local businesses	Jobs and skills
See the benefits of creating additional employment	Jobs and skills
Enhance habitats	Natural Environment
Plant trees	Natural Environment
Consider the use of renewable energy technologies	Climate Mitigation
Provide restaurants and cafes	Community & facilities
Specialty shops should be provided	Community & facilities
Welcome desire to create a healthy community	Health
Small neighbourhoods	A unique place
Welcome sports facilities	Health
Welcome commitment to Gear Change	Transport & connectivity
Welcome further opportunity to comment	
Concerns	
Object to the principle of development in this location	
Devaluation of existing homes	
Harm to the environment	Natural environment & open space
Additional traffic congestion	Transport & connectivity
Do not need existing amenities with online shopping	
Air, noise and light pollution	Climate mitigation
Social housing unwelcome	
Develop on old factory sites instead	
Flood risk	Natural environment & open space
Loss of farmland	Natural environment & open space
Loss of countryside	Natural environment & open space
Loss of habitat	Natural environment & open space
Concerned about HGV's using Shuttleworth Lane	Transport & connectivity
Too large to be a village	A unique place
No need for more housing	
Concerned about HGV's coming through Cosby	Transport & connectivity
No need for a logistics park	
Too large to be a village	A unique place
Loss of wildlife	Natural environment & open space
Pressure on local services	Community & facilities, Long term stewardship
Anthrax on site	
More detail required	

5.0 Scheme Evolution and Final Vision

A broad spectrum of engagement methods were used to gather the views of the community on the Vision for Whetstone Pastures Garden Village including a project website containing an online survey and ideas board, webinars, workshops, meetings, social media as well as telephone calls, e-mails and letters.

Details of the responses received through the engagement process have been summarised at Chapter 4 of this report with full responses attached as appendices. Following analysis of the feedback received, the following issues emerged as the top priorities for stakeholders:

1. The need to provide appropriate infrastructure, such as roads, schools and utilities etc. for both the residents of the Garden Village but also to ensure that existing settlements and services are not put under undue pressure. This priority is addressed through the key themes of 'A unique place' and 'Community and facilities.'
2. The opportunity to establish a new community and to provide a range of community buildings and spaces that can be used by the Garden Village and existing communities all linked to Long Term Stewardship. This priority is addressed through the key theme of 'Community and facilities' and 'Long term stewardship'.
3. There was a perception through the engagement that jobs within the logistics sector are of low skilled, yet the industry has an above national average representation of managers, directors, senior officials, administrative and secretarial occupations. Companies in the logistic sector invest substantially in upskilling the work force, including the provision of training and apprenticeships. This priority is addressed through the key theme of 'Jobs and skills.'
4. The opportunity to provide for exemplary quality open spaces, walking and cycling routes and other outdoor recreation spaces to encourage and support healthy lifestyles. This priority is addressed through the key themes of 'A unique place', 'Health', 'Natural environment and open space' and 'Transport and connectivity.'
5. Make a feature of Whetstone Brook and natural features alongside additional tree planting, preserving existing and creating new wildlife corridors along with the planting of native species. This priority is addressed through the key theme 'Natural environment and open space.'
6. Pursue the use of renewable energy. This priority is addressed through the key theme of 'Climate mitigation.'
7. The need to deliver a mixed and balanced community that will be supported through a wide choice of homes to meet local needs in terms of housing types, affordability, design and tenures. This involves providing custom and self-build opportunities, accessible homes, homes for all ages including those that require care, homes with workspace, private rented and shared ownership opportunities and flexible homes that are adaptable to changing needs over a lifetime This priority is addressed through the key theme of 'A unique place.'

A number of respondents objected to the principle of any development in this location with some questioning the need for additional housing and employment development in the area and suggesting that brownfield development or development in Leicester City would present more suitable development opportunities.

Technical matters and local impacts raised through the engagement process will be addressed through detailed technical studies. Issues raised included traffic; flooding; air pollution; loss of agricultural land; impact on existing communities and existing services and possible anthrax on site. There will be further opportunity to comment on technical issues and a number of respondents would welcome such opportunities.

Based on the responses received through the public engagement exercise it became apparent from comments made that it would be appropriate to add an additional theme to the Vision and to amend the description of a number of the themes to make their purpose clearer. Wherever possible the responses that have not already been taken in account in the draft vision have been included in the amended vision.

The proposed additional theme includes:

- **Long term stewardship**

- **Governance**

An appropriate stewardship body (consisting of members of the community, key stakeholders and professional advisors such as a Community Development Worker) will be established to set up, manage and deliver the long-term stewardship strategy for the Garden Village.

- **Asset Management**

The advantages long term stewardship can bring to the support of a safe, healthy and confident community is recognised. All opportunities for asset management by the stewardship body will be assessed to ensure the most effective and sustainable options are chosen which offers the best chance of success. These assets could include but are not limited to public open space, community buildings, leisure facilities, allotments, etc.

- **Good Estate Management**

Long term building and development controls which pay regard to the integrity and appearance of community land, buildings and amenities will be established and enforced. It is envisaged that estate management will also encompass the management of community activities such as a farmers' market, community theatre, sports and leisure clubs etc.

- **Community Empowerment**

Long term stewardship will create a community where individuals and the community as a whole are empowered and motivated to take ownership of their community and take part in decision making.

- **Long Term funding**

Funding opportunities will be identified to fund and manage community assets, community buildings and community land in perpetuity. The aim being to ensure that sufficient assets are vested, and sources of funding secured to allow money to be generated by the facilities run by the stewardship body to be reinvested back into the community.

- **Communication**

Dialogue with residents will be central to the long-term stewardship of the Garden Village. Residents will know what is happening in their community and they will know how to get involved in decision making and how to engage with the stewardship body. This is likely to be by means of a dedicated website, regular newsletters and a Community Development Officer, etc.

The following amendments to existing themes are proposed to provide greater clarity to the Vision for the Garden Village:

- **A Unique Place**

Two additional headings will be added to A Unique Place as follows:

- **Healthy spaces**

The garden village will be designed around health and wellbeing with facilities and amenities within short walking distance of homes and employment. Active movement and mental well-being will be at the forefront of design with access to open spaces and community assets for all being a priority.

- **Quality of place**

All elements of the Garden Village across the built and natural environment will be designed and developed to the highest standards. It will be planned, designed and maintained so that the health and well-being of people living, working and enjoying leisure activities in the Garden Village will be enhanced by the built and natural environment in which they interact.

- Community and [facilities](#)
- Health
- Natural Environment [and Open Space](#)
- Sustainable Movement [amended to \(Transport and Connectivity\)](#)
- Economy [amended to \(Jobs and Skills\)](#)
- Climate mitigation

6.0 Summary and Conclusions

Tritax Symmetry Limited would like to thank everyone who engaged and provided feedback, where appropriate the Vision Document has been amended to address the feedback received from stakeholders. This has been reflected in the changes discussed in the previous chapter. Overall, the level of engagement has positively informed the amendments to the final Vision Document.

The comments received (both opportunities/suggestions and concerns) will play an important role in shaping the Vision and the development as a whole going forward with continuing engagement recognised as a key component of adding value to the development process.

The engagement feedback positively demonstrated that the draft Vision for the Garden Village had been positively prepared as many of the suggestions and comments made by respondents were already contained in the draft Vision.

Whetstone Pastures Garden Village is not intended to be 'just another large housing estate' but a unique and beautiful 21st Century Garden Village the form and content of which will be shaped by engagement. Each comment will be considered and where possible delivered through each of the core themes.

The next steps in the process are to continue to gather the technical evidence base which will inform a Concept Framework Document and illustrative Master Plan that will form part of a robust evidence base to support the allocation of Whetstone Pastures as a garden village through the Blaby Local Plan review. It is proposed to engage with and invite comments from the local community and other key stakeholders on the form and content of the Concept Framework and illustrative Master Plan by the end of 2021.

Appendices

Appendix A – Engagement material

Whetstone Pastures

Feedback is being sought from members of the public on the draft vision to create a 21st Century Garden Village at Whetstone Pastures in South Leicestershire. The aim of this early stage engagement is to draw upon the knowledge, creativity and skills of existing communities in South Leicestershire to create the best possible vision for Whetstone Pastures.

Promoted by local landowners and supported by Tritax Symmetry, Whetstone Pastures is a garden village development with the potential to accommodate a significant number of new homes and jobs as well as schools, healthcare and other amenities alongside a new Logistics Park. Whetstone Pastures was awarded Garden Village status by the Government, although the project currently has no status within Blaby District Council's emerging Local Plan.

Where is it?

Whetstone Pastures is a 377 hectare (931 acre) site located in southern Leicestershire adjacent to the M1 motorway. The site is located around 6 miles south of Leicester City Centre.



www.whetstonepastures.co.uk

✉ contact@whetstonepastures.co.uk

☎ 0151 640 0362

📮 FREEPOST UK NETWORKS

🐦 whetstonepastur

📘 Whetstone Pastures

📷 whetstonepastures



The Vision

-  A Unique Place
-  Community
-  Health
-  Natural Environment
-  Sustainable Movement
-  Economy
-  Climate Mitigation



Get Involved

There are several ways you can provide your feedback and get involved. Visit the project website www.whetstonepastures.co.uk to find out more, provide feedback via the online survey or post your ideas on the 'Ideas Board' page of the website. Register to join a webinar by e-mailing contact@whetstonepastures.co.uk. Contact us via the project **e-mail**, **telephone** or **Freepost address**. Post your ideas to us via the **social media** links overleaf.

What stage is the project at?

We are at the beginning of this exciting journey together and there will be many more wide-ranging opportunities to engage in this project. Future stages will include community and design led events, citizens panels and public exhibitions.

GARDEN VILLAGE STATUS AWARDED 2018	VISION DOCUMENT LATE 2020 / EARLY 2021	COMMENCEMENT OF PUBLIC ENGAGEMENT 7 DECEMBER 2020	END OF PUBLIC ENGAGEMENT 24 JANUARY 2021
PUBLICATION OF ENGAGEMENT REPORT JANUARY / FEBRUARY 2021	STAKEHOLDER FEEDBACK AND BRIEFINGS FEBRUARY / MARCH 2021	FINAL VISION DOCUMENT MARCH / APRIL 2021	FIRST COMMUNITY NEWS LETTER APRIL / MAY 2021
CONCEPT FRAMEWORK DOCUMENT LATE 2020 / EARLY 2021	LOCAL PLAN	OUTLINE PLANNING APPLICATION	RESERVED MATTERS APPLICATIONS

9,200 residences and business addresses within a 3km area and an additional area covering Whetstone received a resident notice with information about the proposals and how to get involved.

Pastures New

Councillor Shane Blackwell
Countesthorpe ward
Blaby District Council
Council Offices
Desford Rd
Narborough
Leicestershire LE19 2EP

By e-mail: cllr.shane.blackwell@blaby.gov.uk

1st December 2020

Dear Councillor Blackwell,

Whetstone Pastures Garden Village

I hope you are keeping well during these challenging times.

As discussed with your officers, I am pleased to share with you the draft vision for Whetstone Pastures Garden Village and to invite you to take part in an online workshop for elected members '*Shaping the vision for a 21st Century Garden Village at Whetstone Pastures, South Leicestershire*'. The workshop is provisionally planned for **Wednesday 13th January 2021 between 4pm and 5pm** and a diary invite will be sent to you separately.

I also wanted to provide you with an early preview of our project website prior to the public launch. A preview link to the website can be found by clicking [here](#)

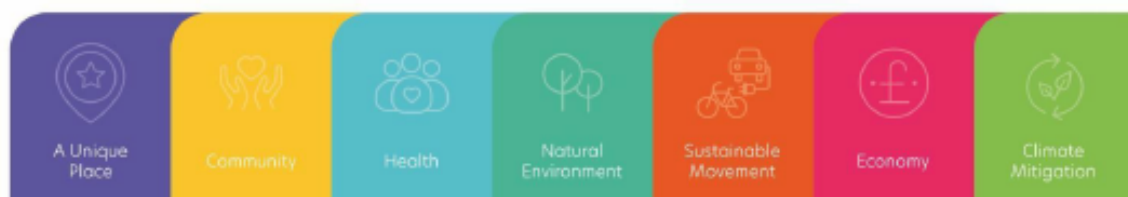
Promoted by local landowners and supported by Tritax Symmetry, Whetstone Pastures is a garden village development with the potential to accommodate a significant number of new homes and jobs as well as schools, healthcare and other amenities alongside a new Logistics Park. Whetstone Pastures was awarded Garden Village status by the Government, although the project currently has no status within Blaby District Council's emerging Local Plan.

With your involvement and all parties working together, we can be creative and imaginative in developing a new community in South Leicestershire that we and future generations can be truly proud of.

The project website www.whetstonepastures.co.uk will go live on Monday December 7th 2020, which marks the beginning of a series of public engagement activities between December 2020 and February 2021 on this initial stage. The aim of these activities is to help stimulate discussion, generate feedback and ultimately enable us to draw upon the knowledge, creativity and skills of existing communities in South Leicestershire to create the best possible vision for Whetstone Pastures.

Whetstone Pastures

FREEPOST UK NETWORKS
contact@whetstonepastures.co.uk
0151 640 0362
whetstonepastur
Whetstone Pastures
whetstonepastures
www.whetstonepastures.co.uk



Pastures New

Whetstone Pastures

FREEPOST UK NETWORKS
contact@whetstonepastures.co.uk
0151 640 0362
whetstonepastur
Whetstone Pastures
whetstonepastures
www.whetstonepastures.co.uk

Members of the public will be able to get involved through the project website, an online webinar, online survey, social media channels, community newsletters, project e-mail, telephone and Freepost address. Through our Youth Zone page on our website, young people will be invited to participate in creative design activities such as posting photography on Instagram, downloading activity sheets and submitting their ideas to the project team via the website and social media channels.

We are at the beginning of this exciting journey together and we hope in a post pandemic world there will be many more wide-ranging opportunities to engage on this project in person as we move through each stage including community and design led events, citizens panels and public exhibitions and outreach work with schools and other groups.

The draft vision for Whetstone Pastures, considers the founding principles of the Garden City movement led by Ebenezer Howard over 100 years ago in a way that is relevant to today and for the future. The vision is made up of seven core themes, which are explained in more detail in the document:

1. A Unique Place
2. Community
3. Health
4. Natural Environment
5. Sustainable Movement
6. Economy
7. Climate Mitigation

Feedback received during this stage will be considered by the design team and incorporated into a final vision document, which we hope will provide a shared blueprint for Whetstone Pastures between the project partners and local communities.

Whetstone Pastures is an opportunity to deliver significant and lasting benefits to the district and we hope you will get involved and play your part in helping shape it.

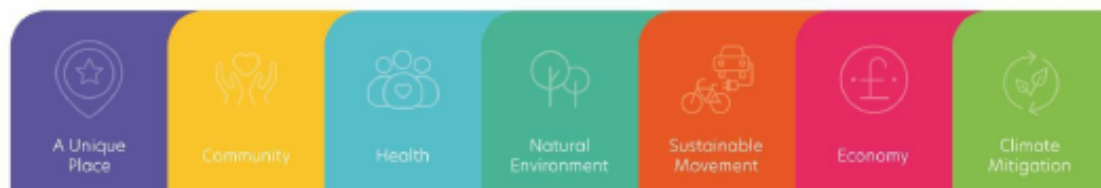
Please contact me directly or Alun Hayes who is responsible for community engagement on the project, using the details above.

I look forward to meeting with you soon.

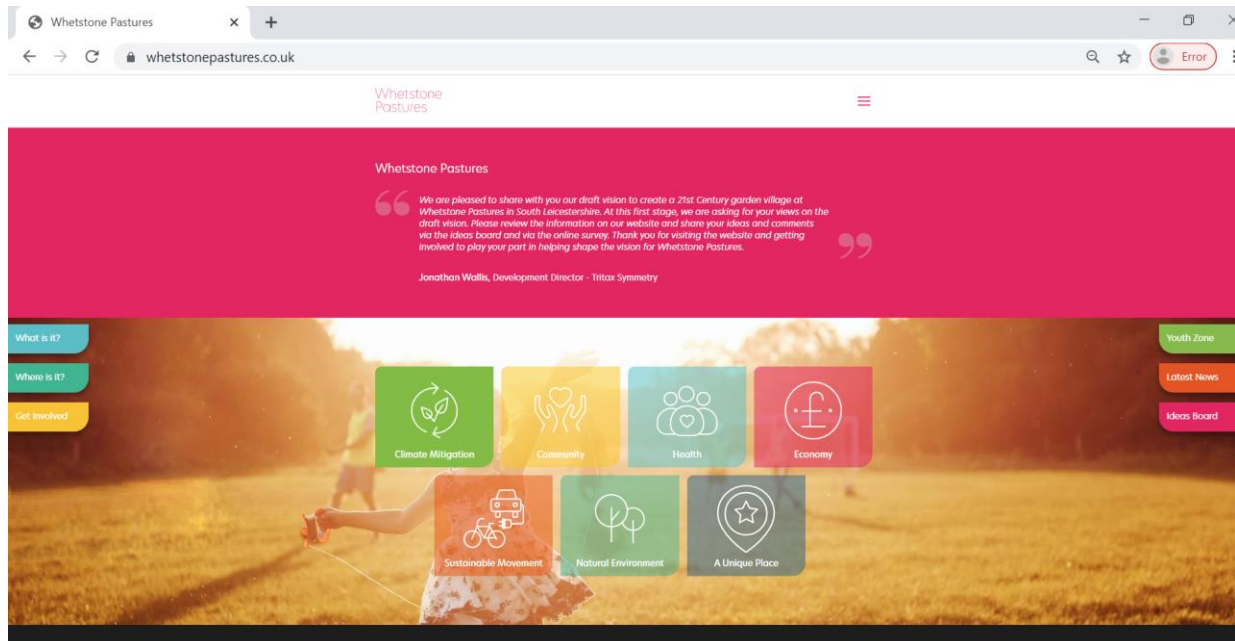
Best wishes,

Jonathan Wallis

Development Director – Tritax Symmetry



179 letters were issued to relevant stakeholders including elected members, parish councils, faith and community organisations, youth and sports groups, local schools, and statutory consultees.



The project website www.whetstonepastures.co.uk was launched on 7th December 20 and has so far had 4,576 visits (84% new visitors and 16% return visitors). The website provided information on the project and vision as well as an online survey and Ideas Board for people to provide comments on the vision to the project team. Social media accounts were also set up on Twitter, Facebook, and Instagram.

Pastures New

Whetstone Pastures

Help shape the vision for Whetstone Pastures, a new Garden Village proposed for South Leicestershire with the potential to accommodate a significant number of new homes and jobs as well as schools, healthcare and other amenities alongside a new Logistics Park.



There are several ways you can provide your feedback and get involved.

www.whetstonepastures.co.uk

Register to join a webinar by e-mailing contact@whetstonepastures.co.uk

Tel: 0151 640 0362

Post: **FREEPOST UK NETWORKS**

Post your ideas via social media

🐦 [whetstonepastur](#)

f [Whetstone Pastures](#)

@ [whetstonepastures](#)



LeicestershireLive NEWS - IN YOUR AREA WHAT'S ON - LEICESTER CITY FC TIGERS BUSINESS

Have your Leicester Mercury delivered straight to your door and save 40% from the price

BUY A PAPER FUNERAL NOTICES JOBS BOOK AN AD BUY A PHOTO ADVERTISE WITH US PROPERTY VOUCHER CODES MARKETPLACE DIRECTORY PUBLIC NOTICES DATING

Inside the UK's biggest food charity - which is keeping families fed across Britain
mirror.co.uk

Live updates as further snowfall expected in Leicester

Schools over capacity due to number of essential worker parents

English pubs could re-open in April but with ban on selling alcohol

Petition still open against athletics stadium plans

News • County News • In the News

New village of up to 6,000 homes proposed either side of M1 in Leicestershire

A new motorway services is also planned

SHARE 39 COMMENTS

By **Dan Martin** Politics Reporter
04:00, 9 DEC 2020

NEWS

Enter your postcode for local news and info

Enter your postcode.

Go

In YourArea



The Whetstone Pastures proposed site

ADVERTISEMENT



12/09/2020 10:00



Pastures New

Whetstone Pastures

Help shape the vision for Whetstone Pastures, a new Garden Village proposed for South Leicestershire.

www.whetstonepastures.co.uk



A media release was issued to the Leicester Mercury, which carried an article on 9th December 2020 along with a print and digital media advert.

In addition, a series of social media adverts were run via Twitter and Facebook throughout the engagement process between December 7th 2020 and February 7th 2021

Appendix B – Consultation area map



9,200 residence and business addresses within a 3km area and an additional area covering Whetstone received a resident notice with information about the proposals and how to get involved.

Appendix C – Engagement timeline

07.12.20 - 13.12.20	<ul style="list-style-type: none"> - Launch of project website www.whetstonepastures.co.uk including Ideas Board and Online Survey - Stakeholder letters and draft vision e-mailed to stakeholders - Print media advert and article in the Leicester Mercury - Letters and posters sent via Royal Mail to adjacent parish councils - 9,200 residence and business notices issued within a 3km area of the site with a further 150 issued to Ashby Magna Parish Council - Project telephone line, e-mail and FREEPOST address open to receive
13.01.21	<ul style="list-style-type: none"> - Meeting with representatives of Whetstone Drama Group - Workshop with Blaby District Council elected members and officers - Workshop with parish councils in Blaby district
18.01.21	<ul style="list-style-type: none"> - Workshop with Willoughby Waterleys Parish Council
22.01.21	<ul style="list-style-type: none"> - Meeting with Alberto Costa MP, Cllr Terry Richardson and representatives of Willoughby Waterleys Residents Association
25.01.21	<ul style="list-style-type: none"> - Workshop with Cosby Parish Council
27.01.21	<ul style="list-style-type: none"> - Webinar with Willoughby Waterleys Residents Association and Residents
28.01.21	<ul style="list-style-type: none"> - Public Webinar
01.02.21	<ul style="list-style-type: none"> - Workshop with Whetstone Parish Council
02.02.21	<ul style="list-style-type: none"> - Workshop with Blaby Parish Council
07.02.21	<ul style="list-style-type: none"> - Engagement ends
08.02.21 - 01.03.21	<ul style="list-style-type: none"> - Review of feedback by Design Team - Final draft of vision document

Appendix D – Presentation used for workshops and webinars

Stakeholder Workshop

1. Introductions
2. Purpose of the Workshop
3. Workshop format and participation
4. Why a Garden Village?
5. About Whetstone Pastures
6. Where are we in the process?
7. The Vision and Core Themes
8. Next Steps

Whetstone Pastures *Pastures New*

Purpose of the Workshop

- To give stakeholders and interested parties an opportunity to provide feedback on the **draft** vision.
- The project team is keen to incorporate your ideas into the draft vision to help co-create the best possible vision for Whetstone Pastures.
- There will be further opportunities in future stages to engage in the detail, including on concept plans once further technical work has been completed. We look forward to doing that post pandemic and in person.

Whetstone Pastures *Pastures New*

Workshop format and participation

- Recorded to ensure all feedback is captured.
- Participants to mute themselves to avoid background noise unless speaking.
- Comments can be provided by:
 - Indicating you want to speak by raising the hand icon and you will be invited to speak by the host.
 - Typing in the chat section (throughout the webinar)
- Participants can also provide more detailed feedback after the workshop.
- The presentation will be circulated to all attendees following the workshop.

Whetstone Pastures *Pastures New*

Why a Garden Village?

- Blaby District Council has plan for future growth. The options are broadly: development in and around existing villages and settlements, a new settlement(s) or a combination of both these.
- Whetstone Pastures can help Blaby District properly plan for sustainable and deliverable long-term growth.
- A distinct 'standalone' new community in the right place, at the right time and with the infrastructure needed.
- An opportunity to create something 'unique' and 'special'.
- Preventing future piecemeal development in existing villages and settlements.

Whetstone Pastures *Pastures New*

- 377 hectare (931 acre) site located in southern Leicestershire adjacent to the M1 motorway.
- Awarded Garden Village status by the Government. Although the project has no planning status within Blaby District Council's emerging Local Plan.

Whetstone Pastures *Pastures New*

Where are we in the process?

Whetstone Pastures *Pastures New*

The Core Themes of the draft Vision

We will discuss each theme separately during the Workshop.

A Unique Place, Community, Health, Natural Environment, Culture, Education, Employment, Infrastructure, Governance, and Quality of Life.

Whetstone Pastures *Pastures New*

A Unique Place

Are there local buildings, streets or spaces you consider to be of high quality and/or beauty that Whetstone Pastures could take inspiration from?

Whetstone Pastures *Pastures New*

A Unique Place

The village of Cosby makes a feature of the stream running through the village. This could be offered in Whetstone Pastures with Whetstone Brook. There are some great views from the site looking to the south and which should look to be maintained enhanced.

Whetstone Pastures *Pastures New*

Community

What things should be included at Whetstone Pastures to build a strong community?

Whetstone Pastures *Pastures New*

Community

Some sort of multifunction space within the local centre, e.g. village hall type space - this will allow a range of activities such as classes, clubs, groups, and other social events, and there is limited provision of this in the surrounding area. Also a high quality primary school.

Whetstone Pastures *Pastures New*

Health

Active lifestyles, Green spaces, and Social spaces.

Whetstone Pastures *Pastures New*

Health

What do you think is needed to encourage and support healthier lifestyles at Whetstone Pastures?

Whetstone Pastures *Pastures New*

Health

Active lifestyles, Green spaces, and Social spaces.

Whetstone Pastures *Pastures New*

Natural Environment

What opportunities are there at Whetstone Pastures to make the most of the Natural Environment?

Whetstone Pastures *Pastures New*

Natural Environment

Active lifestyles, Green spaces, and Social spaces.

Whetstone Pastures *Pastures New*

Natural Environment

Active lifestyles, Green spaces, and Social spaces.

Whetstone Pastures *Pastures New*

[illegible]

Appendix E – Survey Question 4 full responses – (Question responses have been copied verbatim)

4. Are there any other themes you think should be included in the Vision that are not currently included?
At this stage the vision is pretty vague, however I am supportive of the scheme, as I think it will bring a much-needed upgrade to the area in terms of transportation and facilities. I look forward to seeing more specific information in the coming months - particularly the details of the motorway junction and local centres.
Accurate plans with proposed road layouts.
Environmental impact in terms of digging up green fields, how much are landowners being laid, how much do the councils expect to make, developer consultancy charges.
No
I think the whole project is aimed at greed on behalf of the owners and as such should be refused. The M1 is busy enough at this junction with current transport hubs and should not take any more
What sort of impact is this going to have on the agricultural landscape?
Build on the natural environment. During lockdown it had shown how much we need gardens, open spaces, and trees to make us feel mentally well. Perhaps a walk area
I think the youth zone needs splitting/ rewording. It doesn't sound appealing to me with a younger family. Sounds ghetto.
The Natural Environment section is not clear that it covers current wildlife and their habitat, so if not, please can we add the consideration for this. Consideration needs to be made for existing hedgerows and trees.
No more houses built would be a start. Developments are ruining the local wildlife habitats.
Affordability
Keeping green fields
None
A vision of not tarmac-ing over acres of Leicestershire's Green Belt
New amenities schools etc.
Totally against this development.
How is this huge development not going to overload an already strained infrastructure? How will the development not destroy all the countryside it will cover and what about all the natural habitats for wildlife that will disappear? How will the A426 cope with the huge influx of traffic. Fosse Park complex is already ridiculously overburdened - what is being put into place to compensate for this becoming even worse?
Real details & real themes to be included not suspicious & woolly ruminations about nature & idealisms
I am not interested in improving the Vision as I disagree with the development
The new developments' boundaries are very close to other villages eg Cosby, Willoughby, Countesthorpe so details about how the plan will ensure each community, including the Garden Village itself, can remain individual rather than merging into a suburb of each other is important - for example written commitment to green spaces (within the proposed development area) ringing the garden village
Yes, the big one you missed out, how about 931 acres of lovely untouched green land.
An option to complain about the development
I want to see numbers of projected residents, homes, schools and health care infrastructure. I also want to see a lot more consideration to travel infrastructure. You've done the marketing, now give us the facts please.
No

No
1) A theme around how you're going to keep Countesthorpe and Willoughby Waterlees separate villages and not engulf them in 1 big town. Be honest here, not some meaningless drivel. 2) A theme around how you'll keep Willoughby Road as part of the national cycle network, when in all actuality you'll ruin it, and you know it. The road will become so busy as to be too dangerous to use. 3) A theme around what compensation will be offered to all the houses on Willoughby road that will be blighted due to being engulfed in this new "town" not village. The "village" expands to both sides of Willoughby Road, joining Countesthorpe to Willoughby Waterlees. 4) Are you offering to purchase houses on Willoughby road at current market rate or better, as their values will be negatively impacted by this development. 5) A theme around gas safety. How can you even think it possible to do this when there is a very major gas line cutting right through your development area. This is supposed to have an exclusion zone around it. Will potential buyers be made aware about this? 6) There are supposed to be Anthrax burial sites around Cosby Road. What theme will incorporate this. 7) Any "theme" around the major road infrastructure that will be required in the area to support this so-called green development. 8) A theme around house purchases, people have already been burnt with buying houses in new developments, only to find out they are leasehold, and they have to pay out yearly for stuff they shouldn't, they can't even add an extension or conservatory. Yearly maintenance of common areas also increases. They are told they will be able to buy the lease at a later date, only to find out it has been sold on to a big conglomeration. 9) A theme about the impact all the extra traffic will have on Countesthorpe and Willoughby Waterlees. Be honest, as you know there will be a major impact.
Less building. Less concrete lower density housing more green space. Real investment in amenities to help restore value of countryside
Your website is solely for you to sell property and make money, there is nothing about the local area now and the impact or interests of the existing community. What you've written is fancy words and not delivered any actual physical proof of how this will benefit the existing community. You should provide evidence that shows you will deliver the vision you claim and if you don't the senior leaders of this company are personally liable not just financial beneficiaries of the profit you stand to make.
Impact on local community on the outskirts of project. i.e., more traffic, doctors, dentist and roads
Honesty.
Impact on local environment Provision ideas re: infrastructure How many houses you're building
How you will ruin the area. Stop building on Greenfield sites.
I don't think that the development should take place at all just wanted you to know.
None of it is wanted here
allocates open area's i.e., parks or open green areas for residents improves mental health, All the banks are closing locally in Blaby. Actual facilities in area diminishing and closing, another school as all full at present and cannot take any more children, More Bungalows to encourage all age groups to community.
There seems to be little about the planned Logistics park which seems to take up half of the space of the development. I'm not sure how this fits on with the objectives of the development or indeed why is it needed, when there is a massive logistics park at Magna Park and near Junction 1 of the M69.
No
Yes, don't destroy our natural countryside. What happened to the worries of climate change? Clearly just landowners wanting to become rich.
Important to outline that this development will join together currently separate villages, ie Cosby, Willoughby Waterlees & Countesthorpe, into one urban area

School the impact of these houses
I am utterly outraged, saddened and just feel let down that Blaby District Council is even toying with allocating this area of land for potential development. The only vision I see fit is moving planning to brownfield sites spread across the city, not tearing up 931 acres of precious hedgerows for tens of species of birds, watercourses holding habitat for invertebrates, small fish and aquatic plants and forested areas not only being important ecologically but also storing and sequestering carbon. On top of these previous environmental benefits to the current state of the land, need I mention the thousands of people which cycle, walk, run through the fields, up Hill Lane, Banbury Lane etc etc which will now become another development project serving only the needs of government housing targets, growing Fosse Park's customer base and unfortunately neglecting inner city areas from much needed development/ redevelopment/ gentrification. This area is precious to every single member of the surrounding communities of Blaby, Countesthorpe, Willoughby Waterleys, Whetstone, Cosby etc, please consider the adverse social, economical and environmental consequences of this development before it is justified through creating supposed 'social sustainability benefits' within this development to outweigh magnitude of the impacts you will create.
impact on the local community
Not building on the cosby whetstone side this is an already quiet area for walking and cycling. It will also create more traffic and cars and therefore air pollution in an area I moved to due to lower emissions due to having asthma. I as I am sure many others are not wealthy enough to move further out to seek the tranquillity they moved here for.
Just be nice to see what ideas you have on house design, even a simple sketch, so we can see if they're typical red brick new builds or something more pretty and in keeping with the countryside and its history.
Absolutely disgusted by this proposal and I'm not the only one. Thousands of residents in local villages and parishes will be negatively affected by what is in effect, a giant housing estate made up of little boxes badly built using below par materials. Let alone the catastrophic effect on the natural environment which horrifies me. And all for profit for the landowners and the housing companies, disgraceful.
Damage to the current environment, removal of trees, use of green fields. In fact, ALL the negatives which you have singularly failed to mention.
It's all a bit vague to be honest - I wouldn't call it much of a 'vision'.
Maintaining green fields, valuable agriculture land, especially due to leaving the EU. Keeping the old and historic beautiful trees. Concerns over Traffic congestion - Lutterworth Road, Willoughby Road, Whetstone Tip road, which is already a nightmare Traffic around Countesthorpe, Whetstone is already really poor and speeding traffic is also a big problem. Potential Flooding as it is in a Valley. Housing should be tasteful and not cardboard boxes as in the picture. Maintaining wildlife. Keeping areas of historical interest. How can a Distribution Centre be part of a beautiful Garden Village? More lorries more traffic Congestion and pollution. How is the Council going to cope with additional services such as Bin Collections? Countesthorpe has grown considerably over the years and is no longer the small village that it used to be say twenty years ago.
Didn't see any information about transport links
Transport solutions for the 6,000 plus residents' cars.
No
no
Study of effect of extra traffic and population on the area, as there is no indication of how the existing road network will cope with all of this. The whole proposal is incredibly vague.
No houses
More specific information would be helpful
no
Must have sufficient schools and health provision.

Cannot understand the question
Gardens
Not at the moment
Don't build on green space land
dont do it
How the development will contribute to improving existing infrastructure ie roads in and whetstone and Narborough
Don't build
A fully detailed plan on what the Impact will be on the existing local community and its already limited resources including improvements to road infrastructure and the damage to the Environment. Actual data, nice pictures and flashy sales statements mean very little.
The vision should be scrapped
Mitigation of the impact on local communities. Inclusion of additional bridleways to compensate for the increase in traffic that the development will cause.
Actual Data! How is this going to effect our Village and the surrounding area. The damage to the Environment & road infrastructure. We really don't care about your flashy pictures and sales pitch.
The vision document has little to no substance. It's full of unsubstantiated claims about the sustainability of this development without providing even a hint of detail as to how they might be achieved. Particularly, there is a distinct lack of information as to how this development will be connected, in terms of public transport, to surrounding developments.
Impact on existing villages
No
Sustainable drainage solutions incorporated into the streets and open spaces
Leave the countryside alone - do not bury it under housing
What upgrades to local roads there will be as there will be a significant increase in cars on already overloaded local roads
connectivity between the existing communities - not just by car
Failure to take account of lack of suitable road networks which will cause existing traffic congestion issues to increase, and a development of this size can only cause harm to the natural environment.
Transparent finances of the profits being made to encourage trust by the local community.
I do not support this plan and the only vision is to leave our beautiful countryside and farmland as it is.
How you are going to address the local infrastructure issues already straining at the seams. How you are going to make roads safe for all and not obliterate the beautiful countryside access the people of Countesthorpe currently enjoy!
Specific issues relating to how traffic and the associated noise will impact on surrounding areas.
No
There was no planning justification for the Garden Village, and you were unwilling to explain the planning arguments at the "workshop". You provided no details of your masterplan vision. And you again refused to share any thoughts at the "workshop" The feeling was, that this consultation had been rushed and was being carried out too early and was merely to satisfy some other cause. To secure further Garden Village Government funding at Blaby DC? WWRA has sought to engage for the last three years in providing alternative more sustainable solutions which Blaby DC has not responded to. Given these comments, we will complete the survey, but we do not accept that the principle of the Garden Village is proven or established

Then 'Vision' does not give any substantial detail on how the development will happen and does not allow us as local residents to give useful feedback, as it is too unclear and 'fluffy'.
When i attended the webinar consultation on the 27th of January, there was a definite reluctance to answer any questions raised by residents regarding the planning justification underpinning this proposal.I personally found this reluctance alarming to say the least.
No
No
Justification for this development
Clear sustainable road routes in and out of the development so local people can see how their villages will be impacted by the extra traffic going to and leaving the motorway
Significant protection of the Willoughby Waterleys Conservation Village by major landscaping including mature fast growing tree planting and green separation. No exits from the WGV onto Willoughby Road to prevent development adjoining the rural hedged lane. Retention of natural features - trees, hedges, rivers and ponds. No construction traffic permitted access through Willoughby Waterleys - only workable if village is closed off to through traffic - potentially at Swingbridge Driving for the Disabled Stables.
Closing Willoughby Waterleys to through traffic.
Having attended your presentation, I felt it represented more of a dream rather than a vision. I thought you were disingenuous to those trying to represent the real concerns of Willoughby Waterleys villagers. There was no substance to what was being presented and it obviously generated the need for some clarification on certain points which were continually rejected. I felt you missed an opportunity to make some progress with those people who will be most affected by this project.
The consultation was being undertaken too early. There is no allocation in the Local Plan, and you offered no justification why planning permission should be granted. When questioned, you offered no view of your own about how the village could look, further emphasising that this is too early. The Parish Council remains to be convinced that the village is either needed or that Whetstone Pastures is the most sustainable location for such a large strategic site. Q5 does not allow more than 1 answer. In reality Natural Environment, Sustainable Movement and Climate Mitigation are equally the most important
No don't destroy the environment
The theme I would like to see is some detail on what you are planning to do rather than a vision please
The need for this development is unproven. Need for housing on this scale is not justified. Plenty of warehousing etc available at Magna Park or nearby, which would avoid total disruption of this area with building works and a big increase in vehicle movements on inadequate roads. It contradicts Govt farming policy by wasting precious farmland.

Appendix F - Survey Question 6 full responses – (Question responses have been copied verbatim)

6. A Unique Place: Are there local buildings, streets or spaces you consider to be of high quality and/or beauty that Whetstone Pastures could take inspiration from?
The village of Cosby makes a feature of the stream running through the village, this could be utilised in Whetstone Pastures with Whetstone Brook. There are some great view from the site looking to the south west which should look to be maintained/enhanced.
No developers have destroyed than all. Try poundbury, that is what you should be aiming for or Camborne at a pinch.
Yes, the green fields, they look very nice with no houses on.
National cycle network
I have no comment, as any would be misconstrued by developers
Traditional roads with trees and wider roads and paths with contemporary efficient builds. Making people want to go for a local walk.
I like jelson homes, there roads are wide, better parking and more garden space. Bouskell park is nice. Need plenty of trees. The upkeep after installation is of upmost importance also.
There are several surrounding villages with cottages, it would be nice to replicate these for cosmetic purposes. More green spaces too, village green etc.
whetstone pastures is a natural and unique area of land, home to hundreds of species of wildlife.
Would be nice for the new houses to fit in keeping with houses in the local villages. A lot of the new estates stand out like a Sore thumb. Would be nice that the new estate look like they have always been there.
The green fields should be replicated with green fields.
Whetstone Church walk - lovely sense of place.
Find some brown field site to develop instead
No
Totally against this development.
Woodlands and meadows. Can't get much more beautiful than that.
Yes - don't build it then the unique place will still exist.
The Oak Wood off Hospital Lane Blaby and the country walk up to Countesthorpe
It's important for places to encourage walking/cycling/ exercise and to feel open, wide, inclusive and safe....New Walk in Leicester is a good example of wide walkways . Also the Great Central Way around Glen Parva. Bradgate park - ever popular example of how much people will use outside spaces when they are available. Country park in Countesthorpe is very popular with residents and fairly new
Yes The farmland that is already there.
The whole area is amazing countryside and you plan to destroy it with cheap housing and awful warehouses!!
no
Not local but the Vauban district of Freiburg in southern Germany should be looked at and take the best parts of how a sustainable village can work.
Yes the quiet countryside
The country park in countesthorpe
Willoughby Road, large houses on the edge of a village with substantial gardens, and surrounded by fields, a proper village road. There are even farms on it, or were until you decided to build over them. But you'll be ruining the actual inspiration. How ironic is that?
Old blaby old Cosby
Yes the beautiful natural field that is already there with no building

Local history and small village ideals. Cosby is a small beautiful village that can not cope with the traffic that can spoil and beauty! Pretty corner and the nook in Cosby
Leave them as fields - rather than converting them into money making items (warehousing) It is already a 'unique place' - you are going to make it a 'generic suburban place'
All of it
Trees and rivers
Yes leave it as it is farmland
Don't care
Yes the green fields should be left as. The residents are horrified by this and will do are utmost to stop this.
Unfortunately all beautiful green areas other than local parks have gone or being built on at present
Some of the older buildings in Blaby around the church and Bouskell park are very attractive and design concepts could be developed using these. I'm not sure how a logistics park could be influenced though
Look at local villages architecture and historical buildings
It's a conservation area. There's your inspiration. Leave it alone
The unique character of each village in this area
Traditional houses to be in keeping large gardens and sufficient parking for all houses. Houses that are able to keep chickens and have vegetable plots. Ground source heat Pumps solar panels so that a family can be self sufficient. There needs to be no gas in the properties to lead the front with eco living.
One would suggest taking a walk up Hill Lane, across Willoughby Road, up Banbury Lane, down and up through the fields to Willoughby, then heading left into Willoughby and right following a public footpath which eventually heads to the current Whetstone Pastures farm. My suggestion would be taking inspiration by leaving this beautiful landscape exactly how it is. Any changes should go only into increasing the quality of the current natural environment such as the wonderful streams, hedgerows and forested areas which it holds.
no
Eco friendly houses should be a priority now but all I have seen so far are greedy builders building tiny houses, squashing as many in as they can. No thought of added traffic or lack of amenities. It is time for change and a leaf should be taken from Netherlands 're community and affordable housing. Speak to George Clarke.
If you take a look at the local village centres, that's where you can see the traditional buildings and architecture which make a village feel lived in, filled with history and like a cosy family where everyone knows each other. The Crown pub in Gilmerton is a gorgeous traditional building filled with tasteful decor and photos from long ago.
Leave the area as it is, that's beauty enough
No
No
Green open fields, Farming and Agriculture, local wildlife, beautiful trees already in existence - are they planning to cut those down
Don't know the area well enough to answer this.
If you copy other local buildings, streets or spaces it won't be unique. What would be unique would be new build houses with large gardens, wide roads and lots of parks or leisure spaces.
No
No
Perhaps you could look at Cosby village centre and the surrounding countryside and make sure it is not destroyed by all the extra traffic and housing this project would

generate. There is no point in looking for inspiration for a new development which is likely to ruin what is already there.
No houses
Prince Charles' village - forget the name
footpaths being in place
Centre of Cosby village
No
Cosby conservation area. Willoughby Waterleys conservation area. The natural environment - hedgerows, woodland, trees
Carefully thought out brickwork, not just repeated houses that make it look like a Lego town
Don't build it
no
Cosby Brook and houses set back from the Brook including a traditional ford
Fields
No Comment.
The project should be scrapped
The whole of Willoughby Waterleys is beautiful, particularly the church, the manor house and farm buildings to the south. It is small and charming, like a village should be. Whetstone Pastures should consider how it can emulate a village atmosphere, by downsizing perhaps!!
- No comment
This question is too vague. You can't design a huge housing development around a few buildings and/or streets nearby.
Its not local but Poundbury is a successful 'new' town/village.
I think it would be nice to see some unique and imaginative shaping around the planning and layout of the neighbourhoods within the community not just with the actual design of the houses themselves. I understand developers would want to make the most of space but if some soft shapes eg curves or circles could be included in the street layouts to give a unique look and feel to each neighbourhood. The Circle in Bath comes to mind and the circular housing in Denmark is the kind of imaginative planning I mean. Maybe my suggestions are not practical but maybe they will be food for thought? Beautiful walkways/bridges connecting neighbourhoods
No. There is nothing that is unique within the development zone and any attempts at trying to replicate older buildings in the near by villages will inevitably result in new new houses looking like the usual rehashed pastiche standard house types that volume house builders throw up everywhere. Please design for the 21st Century and use chartered architect like Proctor and Matthews, Alison Brooks and Fielden Cleg Bradley, who have delivered truly innovative new housing at places like Accordia in Oxford, Harlow in Essex and Trumpington meadows in south Cambridge.
Leave the countryside alone
Not sure
they should take note of contemporary and sustainable design - fro example have houses that are raised so do not flood. Not just build the same low quality housing that is on every other estate.
None
The open fields and wild railway cutting that are currently there.
Whetstone pastures as it stands at the moment is a unique place and beautiful. The beautiful countryside that is perfect for wildlife, the strawberry farm is a unique place for families to go strawberry picking and enjoy some time in the country. Whetstone Pastures house is a listed building and part of the local history. The farms and properties are also

part of our local history and provide unique homes for people who wish to live outside of villages/towns.
The village centre situated in Cosby.
Cosby Tithe barn along with trails on the actual land to support those already in place
I am totally against this proposal. The air quality around here is bad enough but this will make it much worse. All of these homes will have central heating which kicks out more CO2 than cars. There will be more traffic on already congested roads and lack of green space to look at makes it depressing living in this area. Also I am not convinced that we need more 3-4 bedroomed homes.
Given the standalone nature of this strategic site it needs to set its own themes. Trying to replicate features in nearby conservation areas will likely result in poor imitation.
The villages south of the proposed development are typical of south Leicestershire and this should be the theme of any building in the area.
As with any new development of this kind, it is important that it compliments and blends well with the surrounding environment.
If the development must go ahead, I'd prefer to see a collection of different types of houses by different designers - rather than 3000 identikit houses...
It should not be built in this area
Yes...the existing farm houses/ buildings
The site has no buildings just good farmland, which will be missed in the future when we wake up and realise just how important that is, and a motorway.
You cannot imitate the historic blended variety of a Conservation Village! So, please respect the natural environment.
no opinion on this question.
It is already a unique place of over 600 acres of green pastureland in the heart of the Leicestershire countryside which unfortunately you plan to destroy with the Whetstone Pastures project. The building of 6000+ houses cannot enhance what already exists and no vision or plan in any form can achieve that.
The question is irrelevant and unnecessary. As a Garden Village it is supposed to be detached from other local communities. Therefore why should it replicate anything.
No don't ruin the area
No
This development will spoil an area of great environment for wildlife and recreation.

Appendix G - Survey Question 7 full responses (Question responses have been copied verbatim)

7. Community: What things should be included at Whetstone Pastures to build a strong community?
Some sort of multifunction space within the local centre, eg village hall type space - this will allow a range of activities such as fitness classes, playgroups, and other local events, and there is limited provision of this in the surrounding area. Also a high quality privately run gym.
Shopping high street with low rent for local shops. Village hall. School with community centre. Scout hut, skate park. Muga. outdoor gym. Area for dog walking. Green open space. Bandstand. Library. Parsnip council office. Leisure centre with swimming pool.
You can't build a community. It develops over time.
Tarmac bike lanes. No cars
Schools, surgeries, dentists, community spaces, halls, theatres. All the things which developers do not do.
Big outdoor green spaces and walking trails that encourage an active life style
A community building where functions can be held as well as night classes plays and a social area which is open on a daily basis where people can pop in have a drink and find out about local matters.
School, parks, shops, pub and cafe, the people actually make or break an area. People in social accommodation need to be accountable for their behaviour.
School, Doctors, Village hall, allotments
Less ridiculously expensive housing so the village isn't divided between the rich and the 'poor'. Cheaper housing for children of residents to have a chance on the property market in the community they have grown up in.
Community centre so clubs can run, children's party's can be held there. Parks for dog walkers and children to play football safely. Play areas,
Fields
Community hub, local shops, some employment land and a school as a minimum.
Independent shops, a community village hall
Schools doctors.
Totally against this development.
We already have a strong community in the area. Even more housing/people will damage what there is. Please don't develop here.
Leave it as it is... I doubt 'adequate' infrastructure will be included to support such a big development that would be the largest 'village' around... again no firm plan is given.
1) Schools 2) Parks with play areas & paths to encourage multiple use by different generations 3) Some sort of communal building/village hub where there are rooms people/groups can book eg for social events, group exercise, meetings etc 4) GPs 5) Amenities eg cafe, pub, restaurant including takeaway
We have a strong community at present. No need for any changes.
Do not build on rural land!!
Social spaces for clubs and community events.
Cafe's around open spaces with cycling, running, walking. Street Market to bring the community together. Circular walks and cycling routes for health and fitness.
Community centre
Schools, shops, pubs and restaurants you can walk to, libraries, doctors, medical clinics, police stations that are actually manned, churches, community centres, sports fields, playgrounds, swimming baths, agricultural areas. Remember, thinking 21st century may actually require looking back, especially with the rise of working from home. Coronavirus has proved this. No high rises, no warehouses, no hgv parks, no distribution centres, not

in a "garden village" environment surely, it will be an oxymoron otherwise. In any case most of these are automated, what jobs would there actually be. I'm sure you wouldn't try to deceive the existing communities by saying one thing, but meaning another. They're not stupid, and have had to put up with much too much development in the last few years.
Plenty of green space. Multi use paths for walkers cyclists and riders. % spend should be calculated and part of planning permission given the failure of developers in Countesthorpe to deliver sustainable properly resourced green space
They will struggle to feel welcome when the surrounding community resent them being there. This is evident in housing developments already built next to already strong communities.
Wide roads, small local shops, small school. Imaginative parking. Social places. Community focal points
concentrate on the communities you already have. Covid has knocked a massive hole in our country - work with what you've got rather than trying to simply gloss over it with new.
Equestrian facilities/shared open spaces
Allotments and community growing spaces Community hall and sports facility Trees planted for co2, flood prevention, insects/animals Disability access outdoor space Gp/dentist/school Electric charging points for cars Neutral religious worship space
Green fields of grass, wheat & barley. Woods and hedgerows without any further infringement of urban sprawl
Nothing. leave the place alone
Don't build it.
Community Centre for activities and meeting place one stop shop. Newsagents, or local shop for essentials etc
It would be better to redevelop the village centre of Whetstone, the pub is gone and there is no real focus. This needs to be revitalised rather than sucking more life out of it. But there needs to be provision for schooling, a village centre amenities and areas for the community to be involved whether this is a village hall/ library or pub.
church, schools, village shops, medical centre
None. All it will create is a suburban atrocity
Social resources such as schools, medical centre, etc. Current infrastructure in this area of Leicestershire would be unable to support this degree of development
Community centres Parks Dog walking area and sections. Covid has taught us we need community spaces outside. Links to other walk ways locally like everards meadows. Coffee space and cafes
See above. There exists already communities within all of the surrounding areas which go out and enjoy this wonderful area. I fear actually a breakdown of communities and social wellbeing through a loss of green space to enjoy. Groups of walkers, cyclists and runners can currently venture only a short way into the lanes and fields to enjoy community - gone. People go and visit the current Whetstone Pastures farm to pick fruit, pumpkins and look around the farm - gone. People fish at Whetstone Gorse fishery - gone. The more rural villages of Willoughby Waterleys, Ashby Magna, Peatling Parva, Peatling Magna, Arnesby will all be slightly less rural and as a result slightly less special to live in, walk, cycle or run through, please do not let this happen. But if you must, a cycling cafe at the Whetstone Pastures would go down an absolute storm with the hundreds (if not thousands) of cyclists which go down the Willoughby Road each day.
shops, community centre, school, health centre
Forever homes that have space.
Cosby does community - from christmas markets, yarn bombing to attract visitors, the remembrance poppy drop from an aeroplane, the victory weekend, a beautiful square with a chippy, nice pub, Chinese, indian, post office, hair dressers, cafe, the tythe barn. A village hall is important as a community hub for coffee mornings, classes like art, yoga, dance and events like flower shows and charity sales. It'd be lovely to have open garden

days, bake off competitions, dog shows, family fun days, a bonfire n jacket potato night, a weekly local farmers market etc.
Doctors, enough parking for new houses, reduced speed, safe lighting
We don't need another community in this area
You won't achieve a community if you don't have the support of the existing community. There has been little consultation, hardly any published information and altogether no engagement in your behind closed doors meetings before presenting this as a fait accompli.
Team sports.
Bird watching, walking, fishing
Community buildings - somewhere for youth groups to meet/store equipment etc. Engage with local youth groups (Scouts/Guides/Cadets) that need storage as well as meeting places. Engage with local sports groups.
Medical centre, Village hall or equivalent hub for local groups, Schools and nurseries, shops or market.
No affordable housing Enough off road parking for at least 3 cars per 3 bedroom house Front gardens Big enough gardens Doctors Dentist Schools Police station Big enough roads and traffic management and future proof it so it's not clogged like the rest of the area
No
This is only theoretical, as we don't want the development, but in theory, we would need green space, a vibrant village centre, good village hall, a school, some local shops, a regular bus service, but that is what we already have here in Cosby!
No houses
Concert and performance venues
A community won't exist, because people keep themselves shut in their own homes
An attractive central area, not a sprawl
There must be an outer ring road built around whetstone
Health services, school(s), community centre, library,
Plenty of wide open spaces and safe park areas, not areas that become hang out areas for older teens
Won't happen - better off not building it and preserving already over populated villages in surrounding area
nothing
Library, school, mountain bike trail
Don't build
Do not develop and destroy a beautiful part of Leicestershire landscape that the existing community loves and lives within. The development of this area is not part of the strategic local plan, never was but only came about when the one and only land owner (who was looking for a sale) objected to the early proposals (which did not initially include the development of their land) made by Blaby council and thus he made proposed alternatives to include his land.
The project should be scrapped
Green space for walkers, ramblers and horse riders.
DO NOT DEVELOPE! Our community love the beautiful surrounding landscape and countryside that your development will destroy. Why ruin this beautiful part of Leicestershire.
A community hall and recreation grounds would contribute towards this goal. It would also be good to see allotments.
Community centre, youth activities
The Community Hub should be a good size, beautiful and a multi purpose building a the heart of the village clubs and courses of interest could be ran from there, so people can

learn new skills to help support people in the community, mums and tots groups, after school clubs, indoor exercise. or run educational courses to gain qualifications for employment eg NVQ's. Ideas to bring the community together: Community texting and alert system... to alert the community to people in need perhaps requesting lifts, shopping help, missing cats, children, boiler breakdown, car not starting etc Community Facebook page and or Newsletter Community crisis fund to support people in need Community area/field for outdoor activities, exercise, music events, community markets, fund raising A Community Fridge, this is not a food bank, the 'Members of the Community Fridge Network say that making the fridge open to all promotes inclusivity and dignity, with anyone being able to give as well as receive. As well as food sharing, Community Fridges give people opportunities to contribute through volunteering, learning new skills, or sharing their existing skills. Paving the way to a more sustainable approach to food insecurity, as well as being a gateway to other community services and activities. to contribute to and to receive to help prevent food waste'. Build a strong community volunteer network, bringing people together providing friendship and support and personal satisfaction for all ages I believe each neighbourhood within the community should hold an area of interest, such as a nature trail, skate park, Japanese garden, allotments, animals, children's play areas, cultural/art area, family picnic area / BBQ area with benches. Music should be encouraged with possibly a village choir or meet ups for young people and their musical instruments. Social evenings for all ages, music/dance Community food growing/allotments and lessons teaching people how to grow food Fund raising activities for people in need within the community and for local charities Car boots, garage sales and or recycle events to encourage recycling
Not using cul-de-sacs, but instead using well connected streets that lead easily and legibly to distinct local centres and new public open space that are well overlooked and not located to the rear of properties
Leave the countryside alone - do not bury it under housing
Pub Sports facilities Cafe Restaurants
doctors and chemist, schooling for all ages, work/living units for small businesses, food shopping, allotments, decent footpaths, cycle paths to link with existing communities. Restaurant and pub and social spaces for the community. housing for the older age group and starter homes.
None
Growing food together, eating together, dancing and singing together. Looking after the children and the old people and those with disabilities.
We have a strong community in Countesthorpe and Willoughby Waterleys, we do not need a 'Garden Village' in the area that will just put extra pressure on these communities. We have these strong ties in the community because we live in villages, this extra housing estate will change that rural community in both villages.
Schools, shops, community centre, health centre, dentist, pharmacy, pub and religious buildings.
local shops, not bigger chains, local produce
This development is not needed.
Leisure Centre Swimming Pool Library Community Halls Allotments Reliable, well funded and future secured public transport Schools - secondary and primary Medical Centre Well thought through car parking arrangements Playing fields including football/rugby/hockey Green Infrastructure with connected cycleways and footpaths Equestrian facilities Public Houses Police and Fire Stations Village Greens with cricket pitch and pavillion Place(s) of worship Local Centre including Shops and Post Office Bird and wildlife sanctuaries Vet
Leisure / sport facilities Pubs/ restaurants (not chains) Local style shops (not chain shops) Park space Dog walking areas Schools Health care settings
Library Post Office Library Gym/Leisure Centre A nice pub
Enough amenities to cover the new village without encroaching on surrounding facilities

None
Health centre, police station, fire station, pubs, restaurants, fresh food shops, schools, playground, football pitches, cricket pitch, cricket pavilion, open spaces, free parking for amenities, public transport including tramway to Leicester
Schools, village hall, allotments, library, park, cafe and swimming lake.
Public access buildings and open spaces, but this will encourage traffic in from the surrounding districts, which needs to be considered. Covid will change many habits - use of supermarkets rather than local shops.
plenty of wide open spaces and cycleways/footpaths.
Essential needs are schools, GP practices, medical centres, a leisure complex with playing fields, a green infrastructure with good roads, parking, footpaths and public transport. A Police and Fire station. Places of Worship. A Community Centre and Public library. Adequate selection of shops.
Leisure Centre and Sports Fields Library Village Halls Park and Ride Schools for all ages Police, Ambulance and Fire Stations Village Greens Places of Worship Innovative, reliable and funded public transport from day one. Maximum mitigation to avoid impact on Willoughby Waterleys and Countesthorpe Ecological protection Medical Centre and dentist Vet
None this should not go ahead
schools, pub, doctors, surgery, police station, golf course, community hall, Perhaps you could tell us what you are planning to do
Leisure centre including swimming pool, bowls hall etc. Outdoor pitches. Medical centre, Veterinary, Police station. Community hall and car parking. Local centre with shops, post office & parking. Footpaths and cycleways. Green areas.

Appendix H - Survey Question 8 full responses – (Question responses have been copied verbatim)

8. Health: What things do you think are needed to encourage and support healthier lifestyles at Whetstone Pastures?
The area is currently used extensively by residents of the surrounding areas for walking/cycling/running in the open countryside - however many routes involve using busy roads - the development could provide attractive off-road routes through POS etc to make this form of exercise more attractive. The disused railway line would provide a great opportunity for this, and connect it to other parts of the railway that have been turned into running/walking tracks towards Whetstone village.
Leisure centre with gym and swimming pool. Outdoor gym and running track. Dog walking area.
No cars allowed on estates, don't cram houses in to increase profits,
Tarmac bike lanes. No cars
I have no comment, as any would be misconstrued by developers
See Question 7
Roads wide enough to cycle on. Walkways through and around the area. Open spaces
Out door gym, healthy takeaway options, gym
Allotments, green spaces
Leaving the green areas alone to allow for rambles and nature walks.
Plenty of places for people to walk safely, paths to be wide enough for people to walk with pushchairs and wheelchairs. Bike lanes on all roads and roads wide enough for bikes
Open fields.
Good walking and cycleway links to national cycle routes.
A train station
Playgrounds parks
Totally against this development.
Fewer houses. Less tarmac. More green. Less destruction of wild spaces. Less construction and more sensible and realistic population numbers.
Scrapping the plan will encourage support & healthier lifestyle.
Walking routes away from the road, cycle paths, jogging trails, and a large surgery!
1) Green spaces with paths that are usable by walkers/runners/cyclists/wheelchairs/buggies. Well lit for winter days, school times, commuters etc 2) children's play areas 3) paths to link up with each other and other green spaces and connect with national cycle route 4) gym & swimming pool 5) ensure public transport providers are involved and there is easy access to this to reduce car travel 6) local schools to enable children to walk there 7) keep as many natural hedgerows and trees as possible and plant more. Maybe ponds - the Country park in Countesthorpe has been a positive development in recent years and well used
Keeping the area as it is now, not concreting over it.
Open countryside to promote health
Lots of outdoor space and parks. Lots of the recent local developments have underdelivered on promised green spaces. The red row estate is a good example of this.
Safe places to run, cycle and walk in green spaces connecting to other routes in the surrounding area so other settlements are accessible other than by car.
Medical centre
Make the new village car free, have dedicated cycle lanes with separate paths for pedestrians only. Lots of parks and recreational areas linked by the cycle and footpaths, Horse and bridle paths. Give houses decent size gardens so that children can actually

play in them, and there's also room for a vegetable patch. It's not difficult, think back to the 50s. If it wasn't broke, why try to change it?
Plenty of space. Lower density housing. Trees planted along the roads multi purpose paths for walkers cyclists and riders
Vast amounts of green open space and very clean air. Any and all buildings and vehicles omit pollution that impacts people's health there is no building or car that does not omit some form of pollution of it has power.
Trees and open spaces. Houses that are not on top of one another. Houses that are not too small. Mental health doesn't like cramped living space. Parking easily. Looking to the future for next generation travel
Leave it as fields and concentrate on applying effort to the Health service - literally a direct way to benefit health.
No pub or reduced licensed premises See above re: sports facility, outdoor space, sports club including disability access
Leave it unspoilt & untouched by developers
Leaving the pastures as they are
Leave it as it is. We don't need anymore traffic or housing in this area.
Green areas for walks and relaxations cycling routes and accessible areas for disabled and limited mobility to access green areas nature trails. park for children Football green area for public. plant trees for better air pollution plant 2 to every 1 being cut down help to meet the 50,000 trees to be planted in the next 5 year target
Not having the logistics park for a start, as that will be difficult to mitigate against in terms of pollution.
Green spaces, cycle routes, tree planting
There are already beautiful walks. Yes, let's just destroy it all. No one cares!,
Maintaining and improving current public footpaths and open green belt areas
Outdoor spaces walk ways
See above. One can't begin to imagine the effects which this will have on the desire for people to get active in the country side from the current surrounding areas.
don't build it.
Cycle paths to all other local villages and a bus link to all that is low cost to the traveller.
Obstacle courses spread out along walks for example like Fosse Meadows. Adult exercise machines at the kids parks like in Lutterworth beside the sports centre, a football pitch or basketball court for the kids, bowls for the older community, a cricket field. Bridleways for the dog owners and equine enthusiasts. Perhaps a bike circuit around the outskirts, a pond to encourage people out of their houses, which is good for people with depression.
Green space of interest. Not just a park with 6 swings. Walkways, car free areas
Not building a housing estate on land so people can enjoy the countryside as it is
Don't build more houses next to the Motorway. Don't build YET ANOTHER logistics park - we already have an extension to Magna Park, DIRFT, Hinckley etc.
Ban cars.
easy cycling connections to Blaby, Whetstone etc. Currently the Lutterworth road can get busy - what plans are there for this not to get any busier. thus promoting more use of cycling etc.
Less traffic (cars), electric vehicles only, cycle routes, pedestrian routes to schools, no roads next to schools. Leisure centre and swimming pool.
Pleasant open spaces to walk ride and enjoy outdoors
The two disused railway lines that border/ pass through the site should be turned into cycle tracks/ footpaths
In theory, a park, cycle paths, a village hall with fitness classes, dance classes, yoga, a choir, shops stocking local produce, a good medical practice.
No houses

Clinic
All activities can be put in place and offered but you can't force people to join in
Open spaces. Houses not crammed together.
All extra traffic must be diverted from whetstone
Sensible sized gardens for the homes. Homes spaced sensibly apart. Plenty of natural environment and woodland. Natural footpaths
Gym in the park
Not building it - already too many cars on roads in local area, a lack of cycle lanes or worthwhile public transport. This sort of mass development will only make a bad situation a 100x worse
dont build
Joined up cycle lanes to Leicester and around the development
Open fields
Do not expand the existing urban and commercial development in this area which already has a extremely large logistics park possibly the largest in Europe and further expand the surrounding villages typically Countesthorpe which has only very recently had various new developments. A heather life style does not mean more developments especially one of this size which will turn the area in to a town, traffic and environmental issues will only increase as a result. A far less attractive place to live.
No building here
As above, bridleways, cyclepaths, outdoor green space which is not blighted by warehousing and a housing estate.
Building new developments does not make a healthier life style quite the opposite in fact!
Prioritising pedestrian and cycle infrastructure over road insfastructure.
cycle and running paths, leisure facilities
A Holistic approach to physical and mental should be encouraged and promoted within the community providing activities to support mind, body and spirit. Walking and exercise groups Signposting services at the Hub to specialist support services Community food growing and healthy recipe sharing An outdoor gym An imaginative playground for the children Physical fun activities to suit all ages and abilities from a community football team, bowls team to Tai Chi sessions, Lots of beautiful surroundings, water features, trees and greenery and signposted nature walks will support the mental health of villagers and encourage people to venture out A beautiful drop in spiritual centre perhaps within the hub for people of all faiths and spiritual beliefs providing a tranquil meeting place for meditation, contemplation and mental wellbeing High Signposting around the village pointing to the various areas/facilities like those found in and around holiday villages
Facilities for safe walking, cycling and easy safe access to public open spaces. A new health centre with a large GP practice, NHS dentists and a suit of consultation rooms for visiting clincicians.
Leave the countryside alone - do not bury it under housing
Sport facilities Good walks
GP Surgeries and dentists are already overburdened and provision of new facilities will not be enough to meet the planned demand.
Building anything will undermine the health longterm of local residents. We cannot build on green fields without impacting negatively on living creatures.
Not building a new housing estate or 'Garden village' would be the best thing for a healthier lifestyle for the surrounding residents. At the moment we have beautiful countryside that we can walk in to aid physical and mental health. We already have more vehicles in the area due to new estates in Countesthorpe that has added to the air pollution. This site will have a huge impact on the rise in traffic in the local area which is detrimental to the health of existing residents in the area.

Fewer houses, more countryside access and parkland. The pandemic has shown us what matters.
the impact on existing trails becoming a ;high street; due to numbers, alternative needed along with support for current pathways
As I don't agree with the plan I can't answer this.
Space for exercise Leisure centre / gym Walking routes
Leisure Centre Cycle Paths/foot paths Wildlife Conservation Projects - Hedgehogs in particular.
Green spaces, bridle paths, cycle path
Nothing
Health centre Fresh food shops Recreational facilities
Farmer's market and cycle/running/walking routes. Cars limited to one per household and charging points on all driveways.
Open spaces - nature walks.
see previous answer
Green open spaces to encourage families to enjoy the great outdoors and the nature it can offer.
In addition to requirements in Q7. Exercise running track Natural Environment running trails Cycleways through GV and connecting to surrounding settlements Outdoor Gym Pet exercise area Allotments Noise from M1 needs to be mitigated - consider resurfacing to M1
Impact on local residents will be bad for health and stress levels
no cars , cycle only , great public transport , tramway system ,
Paths and cycleways to reduce vehicle movements and increase exercise.

Appendix I - Survey Question 9 full responses – (Question responses have been copied verbatim)

9. Natural Environment: What opportunities are there at Whetstone Pastures to make the most of the Natural Environment?
Maintain/enhance views especially to the range of hills to the south west (towards the windmills). Take steps to mask any 'big box' developments near the motorway. Make a feature of Whetstone Brook.
Reduced density housing with green open spaces linked with wildlife corridors and high quality planting of native species.
None. You are building on top of them. Silly question.
No roads of cars
I have no comment, as any would be misconstrued by developers
Lots of open green space that should be preserved and encouraging for wildlife to thrive
It is a rural area now, keep the rural feel
Anything you want
A vast variety and range of plants, trees and wildlife that should be embraced as already existing and remain part of the new landscape.
Not many if you destroy the natural environment to build housing.
Lots of woodlands try and keep as many trees as possible
Fields with lots of hedges
Local farms and local produce should somehow be encouraged over large supermarkets. Employment land may be beneficial if it can be restricted to use classes which work in synergy with agricultural businesses in the immediate area - so having a garden centre or farm shop instead of having a national chain supermarket on there would be beneficial on the local economy and also local peoples health - encourages healthy lifestyles if access to fresh local produce is made readily available.
Not to develop in the first place perhaps
Don't know
It will be another Milton Keynes, you will be destroying the natural environment.
Try leaving it as it is!
The opportunity to say no and not building anything on our lovely countryside & ancient byways
Lots of open spaces well maintained, nowhere for idle youths to linger, green spaces between neighbouring villages!
Keep as many hedges and trees as possible as there is a wealth of creatures already in residence. These could be incorporated into natural boundaries and footpaths . Develop the disused railway line into footpath and cycleway.
Keeping the area as it is now, not concreting over it.
Do not build on open fields
It's mostly farmland with some public paths. I enjoy cycling around this area because the traffic is light and the terrain is undulating. I expect the traffic is going to put me off cycling in the future.
Retain trees, hedgerows and create usable, natural environments for pond dipping, walking, cycling, picnics, running. Retain the field structure pattern to create different areas. Use natural, sustainable materials that blend in with the natural environment and different rooflines to reduce visual impact.
There will not be any because, unfortunately you are looking to build on it.
Don't do it. It's such a virgin site you'll ruin it whatever you do. At the very least, make sure that there are substantial green fields separating Countesthorpe, Willoughby

Waterlees and this new town, to at least try to maintain the appearance that they are separate villages. Covenants must be in place to ensure these fields are never built on in the future. Plant substantial areas of woodland as noise barriers and to hide any new development. Think the "National Forest of South Leicestershire", that would do your "green" kudos good. Turn the whole of the disused railway line into a nature trail, jogging, cycling, horse riding. A "green artery" through the whole site. It would need to continue under Willoughby Road and finish at Station Road, with the land that was sold off in the 70s, compulsory re-purchased. Access to the route required at all bridges. A completely off the wall idea, consider turning the railway line into a new canal spur, joining the grand union canal near Crow Mills. Maybe have a marina with associated leisure facilities at the other end, maybe in the new village, what a draw that would be, bringing tourists in. More work, and land purchase required, but you get water, a river environment, all the health benefits mentioned above, and maybe help with the drainage. It does flood there, and history has proved, add building and flooding will be worse. It also has business potential.

Don't build at all and protect green space

How about the anthrax that everyone in the neighbouring village knows about

Leaving plenty of space between houses and lots of trees and green areas

If it were all fields, then it would literally BE the natural environment. By definition if you change it, it won't be 'the natural environment'

Allow cyclists, walkers and horse riders to use facilities and open spaces together as one

Make green space the focus not the houses. Group houses together in courtyards around a communal tree/grassy space in smaller groups. This will also foster owners getting to know each other and value their green space Plant trees and build in areas for natural insect/animal habitation...woodland walk Be sympathetic to the fact that all surrounding area is fields, Woodlands etc. Make the houses have environmental features ie: built in solar, water recycling facility for rain for gardens, well resourced wood/stone from sources that are environmentally sustainable.

Simple don't build on it leave as is

Not developing at all

Leave it as it is

Allocated walks to green open spaces

Building houses which are not reliant on fossil fuels, with decent size gardens and limits on the level of traffic. Solar panelling should be mandatory. We live on a busy road in countesthorpe I can only imagine that this be worse because of this

Keeping as much green space and existing trees and hedges

It already exists without 6,500 houses.

Very limited. Likely to increase flooding

Use everards meadows and places like that.

See above again. Please put money only into restoring and developing the current precious habitats which this 931 acre sites hold. I'd be more than willing to change my dissertation idea (or even do in my spare time) to undertake an ecological assessment of this area to create some kind of model of the utter destruction which this development project may do.

there is nothing you can do to promote a healthy lifestyle, people do that for themselves.

Leave it alone!

How about utilising the brook, for example putting interactive art in there, or hosting the annual duck race, or putting some safe decking beside it with tables and chairs on, maybe set up a cafe or coffee hut? Or a picnic area? What about putting up signs

detailing history like on the walk to Mosterton? Or nature signs stating what wildlife you will see or labelling the trees and plants and how to recognise them?
To ensure minimal impact is made to the natural world.
None. You'll be ruining it.
None at all if you persist in building on green field sites. You are already destroying vast swathes of the 'natural environment.'
None.
Not putting up a Garden Village - the area is beautiful and more walking paths & cycle paths could be included to encourage more leisure activities
Don't know the area in question well enough to answer this. Only concern would be any work being done on the brook watercourse and drainage - and impact on the brook further downstream in Whetstone.
Disused railway would provide ideal nature walk.
Leave a lot of it without building on it
none known
Please leave it as it is, we don't need or want the development.
Don't build any houses
Leave most of it as countryside
most of the natural environment will be gone
It is a rural area.
Do not know too complex questions
Maintain and add to existing natural environment - the woodland, the trees, pond, lake, the hedgerows
As suggested plenty of use of water and trees to maintain the natural beauty of the area if it has to be ruined by more buildings
Not building it in first place
none
Retain woodland but am concerned about the loss of red listed farmland birds and see no mitigation for the loss
Countryside and wild life
Development of this nature is not a positive outcome for the natural environment quite the opposite.
The project should be scrapped
Bridleways, bridleways, bridleways. The local community has many horse riders and by creating a housing estate and industrial unit you will be forcing more traffic onto the lanes. More off road options will be needed for those of us who don't drive everywhere.
building this size of development does not have a positive outcome on the nature, again quite the opposite.
As health, plus use SUDS infrastructure to provide small scale wetland habitat.
Plan green country park wedges between the development and existing local villages. They'll provide a break with 'urban sprawl', maintain the integrity of existing villages and be a shared benefit of both the new development and existing communities
Teaching the next generation respect for nature and preserving natural habitats and the importance of trees for cleaner air quality Offering a Forest School facility for groups of local school children to learn about nature and survival skills Given enough free space for community organic growing of food which could possibly be used as part of a community business as mentioned below, forging links with local business eg farm shops for mutual benefit
Make any watercourses the centre of linear new public open spaces, broaden the water courses out in places to make larger ponds, Take inspiration from the stream

that runs through Bradgate Park in Leicestershire and design the blue/green corridor to serve as part of a comprehensive suds. Its essential that the linear green/blue POS is positively overlooked and does not have new houses turning their backs on the space. Take inspiration also from the wonderful nearby village of Cosby where housing on The Nook and Main Street positively address the stream that flows through that village and command a house price premium as a result.
Leave the countryside alone - do not bury it under housing
Dont build on green fields which are already popular with walkers
keep existing trees and boundaries where possible - build the schemes around the natural resources instead of removing them wholesale. Respect the residents of the land already there.
Don't build it
Not increasing the built environment at all. We need all the unbuilt space we have to grow our own food for food security, and wild space for bio-diversity.
Leave the existing Natural Environment as it is, building on green land can never be good for the natural environment.
Don't build there?
use of the natural brooks and trees and work around existing habitat
What natural environment if you concrete over green fields.
Whetstone Brook Hedgerows and trees Water features Avoid development to east of Willoughby Road
Not build it?! The environment in its current state makes the most of the natural environment and any development spoils areas of huge natural resource and habitat.
The proposed site for this development is in a location of great natural beauty. The concern is that this development will destroy natural habitats.
it's about finding ways to encourage residents to engage with and appreciate the beauty of their natural surroundings. Again, green spaces, nature reserves, bridle paths and cycle paths.
None none
Huge amount of agricultural fields, hedges, copices with large amounts of wilflife
Is the M1 a natural environment? Keep as many trees as you can and add more to help mitigate motorway noise.
Footpaths, streams, ponds, natural vegetation including trees and hedges. Oppurtunity for major tree planting scheme to combat climate change.
reduce the amount of through traffic in the countryside
A leisure centre and swimming pool linked into a green infrastructure offering organised outdoor activities.
Protect land on east side of Willoughby Road from development Maximise setting of Whetstone Brook Retain hedgerows and all significant trees Numerous ponds can be retained and made a feature of.
Don't destroy the land
The honest answer would be not build there, Perhaps you could tell us what you are planning to do
Preserve hedgerows trees and brook.

Appendix J – Survey Question 10 full responses – (Question responses have been copied verbatim)

10. Sustainable Movement: What things would encourage a new community at Whetstone Pastures to walk, cycle and use public transport more?
As above, turn disused railway line into walking/cycling track and connect it to the other villages eg Cosby/Whetstone. Only public transport in the area is bus network, however they are far too big (double deckers winding around the roads) and infrequent. Smaller, more frequent busses, on a more local basis (new local centres would negate need to travel to Leicester city) - maybe as far as Fosse Pk.
Reduce parking spaces at homes install dedicated cycle tracks.
Not a lot. People are lazy and want cars.
Throughout the development zero roads for cars, pathways and bikes only.
I have no comment, as any would be misconstrued by developers
Affordable public transport and good cycle and walking routes to surrounding villages
Wider roads. Regular transport services, every day
I personally wouldn't i need a car so electric charging points
Have more pedestrian only areas! especially around the school if there is to be one.
No new developments as we are losing our natural areas to uniform buildings.
Good transport links, lard roads and paths
Walking around the fields.
Wide hard surfaced cycle lanes away from the roads where its safe for children and possibly with dotted play equipment along a cycle path linking it all to the local centre. Good example are the open space paths leading to the supermarket and hospitality venues at Thorpe Astley.
A new train station and reopening the disused line
Don't know
People do not use bicycles and public transport due to work commitments, dropping children at school etc.
Try not building on areas which allow people to currently walk and cycle.
Everything is already there & doesn't need spoiling.
It wouldn't the further out you build in the country the more cars you will get. People only walk their dogs or to go somewhere within walking distance. You need good pavements and walkways away from noisy overused roads. Cycling is too dangerous unless you have cycle paths that go somewhere. Transport is too expensive and takes too long. Free parking at Narborough station for those going to Leicester?
See all of my comments above - lots of wide paths, open areas, links to national cycle way, build new cycle ways, get published transport providers on board,. Basically make it easy for people to choose alternatives to the car - a safe wide path to local shop or park or school and covered area to lock bikes is a good start. An agreed bus route and covered bus stops
Staying where they are at the moment and not moving out to the lovely green countryside
Build nearer to Leicester!
People won't use public transport. We need roads to support the increased traffic this will inevitably bring. If you want to promote cycling then build roads to prevent the country lanes from overflowing
Safe places to run, cycle and walk in green spaces connecting to other routes in the surrounding area so other settlements are accessible other than by car.
Good paths

Make the new village car free, have dedicated cycle lanes with separate paths for pedestrians only. Lots of parks and recreational areas linked by the cycle and footpaths, Horse and bridle paths. Give houses decent size gardens so that children can actually play in them, and there's also room for a vegetable patch. It's not difficult, think back to the 50s.
Sustainable eco housing and heating. Community space buildings and fields. Proper woodland areas. Multi purpose paths for walkers cyclists and horses. Check our Milton Keynes
The open space that is already there
Cheap public transport. Cycle paths
Don't insist on making a new place of work that if further from the centres of work.
natural beauty
Cycle paths, wheelchair friendly paths joining areas of house to greenery and houses. Electric car charging on houses and at shops, electric bike rental facility. Buses that come regularly!
You are having a laugh. People are lazy. They won't get off the couch they will drive to Fosse Paek or Elliots fields and rather sit in Pizza hut or McDonalds and I'll their faces
I object to the whole idea
Don't build on it the locals use it for walking on already
provide amenities near enough to use these means
Not having lorries driving through
Safe places to walk and cycle and safer links with other local villages. Village buses
Too many houses, so potential of 18;000 cars. Really!!
A reliable and frequent public transport service. This does not currently exist in this area
Walking and cycle paths
I don't feel it is necessary to fill this in. More cycle lanes could be created linking Cosby, Countesthorpe and Blaby together and these areas to the city? The addition of 6,000 more expensive, semi-rural homes doesn't exactly shout more but instead colossal increases in the number of cars within this area.
very little, people who live in out of the way places like this, don't have access to public transport and have to use cars.
To walk ,Cycle or take a bus
Bus stops are less attractive to use in the rain and dark, so how about shelters with lighting to make people feel warm and safe? People like walking or cycling to a pub or cafe for a pit stop, why not make walking and cycling paths with a pub or cafe on route?
Decent paths, limited cars, safe street lighting, reduced speed limits, plenty of green space with interest
You won't. You'd need a car to get anywhere
A better system of cycleways and cheaper public transport.
Proper cycling infrastructure
There is insufficient Public transport . Does this mean new bus routes would be provided which in turn would lead to more traffic and pollution
Good cycle links to Blaby, Whetstone, Countesthorpe, Cosby, Lutterworth - can the old railway be used? can footpaths/cycle ways be put on the Lutterworth road? How is the logisitcs park going to be served? What is the green plan for the businesses located there?
Take a look at the guided bus route between Cambridge and St Ives with cycle lane alongside. Provide a guided bus to Fosse Park Shopping and in to Leicester City.
No idea other than cost
Disused railway lines turned into cycle ways as in 8 above

No houses
Sort the public transport - reduce cars - don't build big roads
people would decide for themselves whether they choose to walk, cycle and use public transport - everyone has cars so they will all drive.
Cycleways. Safe walking
Do not know survey too complex
Frequently running buses. Cycleways, footpaths
Cycle lanes
Leave it as green space for people to enjoy
no households, no need for anything
Reopen the two rail lines to link to Rugby, Lutterworth and Leicester
Traffic congestion
This would require major road development and a complete re think to the local public transport system as the current cavities could not possibly cope with a development of this size, of which there are no concrete details within your draft proposals.
The project should be scrapped
Green space
This would need road development and effect the local transport.
As health.
Cycle paths, easily accessible local amenities, subsidised public transport for villages
A Community minibus to take villagers to shopping etc, A Car Share Scheme, Cycle hire, Cycle routes,
Well connected streets and spaces that are overlooked and not located to the rear of properties.
Leave the countryside alone - do not bury it under housing
Turn the disused railway line in to a cycle track connecting blaby with lutterworth would also be used for walkers, runners etc.
Decent and safe foot and cycle paths between the local communities - accessible bus stops to the main routes to Leicester and Lutterworth.
Nothing. Historically other developments have shown that in spite of planners rhetoric people will still favour private cars over public transport for work,, school, shopping and leisure pursuits, further development of this size will inevitably result in an unsustainable increase in existing congestion on the main road and surrounding villages causing further hazards for local residents and horseriders.
Not having car parking facilities anywhere easy or convenient.
Nothing, people are lazy and will use their cars no matter what sustainable movement schemes are set up. We already have an appalling public transport system in this area and the roads are always busy, our current infrastructure cannot handle any additional vehicles and the developers will not want to spend a huge amount of money correcting this. Even if they did it would mean destroying more of our green land.
A far better public transport service than the one currently serving existing villages. This is the problem, it will become another dormer village with large volumes of cars because it is the only realistic way to get anywhere! A tram and/or rail connection would perfect.
Look for an alternative route to cope with the quantity of people when they got out of their local area
Against the plan so not able to answer this.
Your challenge is to make it truly self sustaining, to minimise inward/outward movement. Given your stated 1 FTE job per 79 sq metres, this equates to over 4700 jobs! Really? Where are they all going to come from? There will be inward movement from no doubt far and wide. They will not all live in the GV. This point alone

demonstrates that this is not a sustainable location. Reuse of old railways for walk/cycle connectivity to adjoining settlements. Pedestrian/cycle access over the M1 and A426. Consider the closure of Willoughby Road at Springbridge to through traffic and leave as emergency/pedestrian access. Our great concern in Willoughby Waterleys is that a new motorway junction will change traffic flows throughout the whole of South Leicestershire and there will be significant impact from additional traffic in small villages on roads not able to take it.
Regular bus routes. Walking and cycle paths. Maintained, wide and not too artificial.
The network of villages that surround this proposed development will be severely impacted by the increased traffic flow, both during and after construction. The narrow roads and lanes in the countryside of South Leicestershire were never designed for the volume of traffic this development would bring. Closing Willoughby Waterleys to through traffic would be a solution.
Carbon neutral housing, renewable energy provision, electric car infrastructure
None
Well maintained public footpaths, cycle lanes, tramway into Leicester
A tram or bus on tracks on the railway line into Leicester. Only two entry and exit points - one for the motorway and one for the A426. Keep the motorway traffic away from smaller routes and villages by closing roads if necessary to protect the nearest settlements
Spacious development not dense housing.
footpaths, cycleways and an easily accessible public transport system.
Hedgerows, trees, wildlife pools, bird & wildlife sanctuary with a good cycle & footpath infrastructure with a well thought out public transport network which was reliable.
Park and Ride Guaranteed Public transport, financed by the development management company in perpetuity M1 Junction opened before ANY occupation Significant and extensive off site highway improvements will be required. WWPC is particularly concerned about how traffic flow will change across South Leicestershire, with the opening of J20a How Logistics movements to the west and South west need to be resolved. (J21 and J19 will not be the answer) Restrict car ownership and explore car sharing schemes
Don't go ahead as traffic and pollution will be terrible
Its not possible to make this area sustainable , there are no opportunities for work .As I work in an industry that provides automation for large scale warehouses, i think we already know that the only jobs will be for maintenance engineers. Perhaps you could tell us what you are planning to do
AS 8 above. Possibly provide cycle & pedestrian access over A426 & Motorway. Consider closure of Willoughby Road to all motor vehicles whilst enabling use to cyclists and pedestrians. The scale of this development is bound to create a large increase in vehicle movements which is going to impact on several communities in the area. It is difficult enough already to traverse Countesthorpe and Aylestone Road is extraordinarily slow for most of the day.

Appendix K – Survey Question 11 full responses – (Question responses have been copied verbatim)

11. Economy: An idea for Whetstone Pastures is locating jobs close to homes and encouraging more home working. Do you agree and how could this be achieved?
Yes, and pandemic has raised profile of home working. Obviously good connectivity is essential, and offering more than one telecoms provider would be a good idea (eg BT AND Virgin, not just BT). Motorway junction will be essential, both for the distribution park, but also residents as this will more likely be a satellite community - although there will be local jobs they are not likely to be highly paid.
Broadband must have FTTP and office park with small offices available on low rent also small industrial units again available with low rent.
I agree. Maybe employers will build factories in the middle of the village.
Agree.
I have no comment, as any would be misconstrued by developers
By encouraging local businesses to set up there that have a positive impact on the community and the welfare of the residents and environment in mind.
Designated areas within the home or garden that doesn't make the houses mega expensive
I work from home anyway. Depends on the homes you build.
It would be good to promote working from home, however not all households in Countesthorpe can access good broadband so this needs to be a priority if homeworking is to be encouraged.
By selling houses at prices the local residents families can afford.
Small shops, office buildings
Keep the fields.
Much more 4 and even 5 bed homes so there is space for families to have a home office. Best broadband speeds need to be essential. Some local community office spaces or meeting venues. Providing EV charging means cars are likely to have a lower range and so more likely to reduce long private work journeys.
Agree but can't be achieved without building houses in city centres
Yes. Put in schools doctors local shops
Totally against this development.
Depends on the jobs... Won't be great for factory and office jobs if they are built close to homes... Will turn into an industrial estate.
No. This is such a banal & empty question it beggars belief...
Covid 19
Working from home is not possible or preferable for many jobs - it needs more space in houses which most modern properties don't allow for so you need to build bigger but still affordable housing if you want to encourage this. Recognise most people cannot work from home - as seen in recent pandemic lockdown, all the essential workers, all those working in factories, warehouses, schools, customer facing roles, sport & leisure so encouraging & enabling people to walk/cycle/bus to work etc is essential
The economy is fine as it is Thank You
I don't agree with the whole development
Topical for sure, I have worked remotely for most of lockdown. I suspect I will be back in the rat race next year and so will the vast majority of people moving to this new village. What sort of industries do you expect to attract to this area? And how does that compare to the local area and workforce. I work in the software industry and there is little for me within a 20 mile radius.
Yes I agree. Super fast broadband, cafe's for lunch and local walks, flexible buildings to provide meeting spaces.

Build shops
No, this is not the area for large scale jobs. Working from home is ok though. No warehouses, no hgv parks, no distribution centres, not in a "garden village" environment surely, it will be an oxymoron otherwise, a bit hypocritical. In any case most of these jobs are automated, so what new jobs would there actually be. Have a general office facilitation service, that can be accessed as required. I believe this is quite a successful business model in Leicester. Decent information service provision to enable home working is essential. Also houses must have the space to allow at least one person, maybe more, to work from home, without impacting on other people in that house. Space in a shared room doesn't cut it these days. Homes must also be wired accordingly, house builders must be made to include multiple service points in all appropriate rooms. Coronavirus has proved, working from home works, with the right facilities in place.
Better internet capability. Proper space in houses for study areas. Less open plan living. Bigger gardens for wellbeing. Less dense development for well being and personal space
If you don't have any ideas about this everything you are already claiming about this development is untrue!
Local shops of all sorts.
So you want jobs closer to homes. So as you are building a logistics park you want people to live next to warehousing. Obviously I don't agree with your visions as it is silly. (by the way the vision appears only to be 'draft' - surely you should have the gumption to at least show people respect and take responsibility for it being actually YOUR VISION WHICH YOU TAKE RESPONSIBILITY FOR. Rather than the pathetic get out you are giving yourselves by being able to say "oh, well it was only a draft".
yes
Need Excellent broadband. Building that provides desk hopping workstations for low cost/free so people can have an "office but not in the kitchen" facility and a meeting room/s really close to home. Invite businesses to work/Partner with businesses that offer electric transport for employees to and from work
Jobs close to homes. You really are deluded. That is what it starts as but it is all a thin veil of lies. People will still have to travel into Leicester, Rugby, Coventry and they want their independence. Fat cat directors will take huge salaries forcing high public transport costs meaning more cars and congestion on our roads
Disagree
Rubbish
There is little unemployment in South Leicestershire so this is a bit odd.
No
Will not be achieved.
Covid-19 has had a big impact on the number of people working from home. This has proved to be dependent on fast, reliable broadband services.
Yes but we need social spaces coffee shops and cafes Socially people are being affected working from home
Perhaps focusing on the economic state of the current settlements such as Countesthorpe, Blaby, Whetstone and Cosby should be of primary concern to local authorities rather than driving money and business even further from these current community hubs.
impossible, another stupid idea to try and get permission for this ridiculous development.
Only offer to people who can work from home
Yes I agree. Is it worth having a regular job fayre at the village hall once the village is open? What about a skills workshop where people can demonstrate their skills and spark an interest with the local community? A community blog/interactive webpage would be a good place to post local notices, jobs, things for sale, events etc.

Doesn't matter where work is if people are home working. This is a badly worded question
No
No.
No chance.
Do not see how this would be achieved are they planning offices as well? We already have a new Distribution Centre at Lutterworth and Magna Park do we really need more?
More home working suggests more admin and professionals - a logistics park is the reverse of this with big vehicles moving in and out. High speed broad band is a good enabler, as is good mobile signal (4G/5G) - but businesses have to be prepared to allow staff to work from home. my ex-company was set up for >50% home working but management only allowed it in emergencies - so we had over 90% attendance at work every day. Obviously this has changed recently ... but there is a definite push to get back into the office.
Decide first on what type of jobs to attract. You can't cover every sort in one place. Decide on a theme such as a science park or possibly rented workspace for offices or workshops, possibly for business start ups.
Working from home is not going to be good for people going forward people need interaction and a change of space
High speed fibre network to every building
We do not want an industrial site near here, there are enough in the area. You are suggesting two opposing ideas here, are you suggesting industrial units near housing or working from home with your office/factory elsewhere?
No houses
Yes - but I don't like these horrible looking warehouse type sites as we already have in places like Whetstone
it depends what jobs they do whether this is possible
Small businesses are ok. Distribution centres blight the landscape as has happened at Magna Park, Rugby and DIRFT
Ask Boris johnson
Homeworking - create an office/office space in every home. High speed internet. Good quality mobile signals. Library.
Yes but thought should be given to the type of buildings to try to match the natural features and area
no
Do not agree. A large part of the development will be for commuters using the M1 and or travelling to Magna Park
Home working can create mental health issues
Home working is the normal, we have good internet connection and this currently used by many business people in the area. Regarding jobs a logistics park will only offer low quality employment of which again already exist at the Magna park development.
No, working from home is a bad thing, the project should be scrapped
No, absolutely not. The area you are taking is rural and should remain so. The visual impact of an industrial unit would be unacceptable to the character of the area. Home working should be encouraged so that people do not have to drive everywhere.
Home working is the norm now a days. This wouldn't be anything special. And creating jobs through a logistics park isn't needed, we have Magne park which is one of the largest logistics parks in Europe.
Locating jobs close to home is a good idea. Encouraging home working sounds like an excuse to not provide adequate infrastructure for people to commute effectively. Most jobs are not suited to home working and it can be damaging to people's mental health to pressure them into this unless for very good reasons.

I agree with the idea. The entire site should have access to superfast broadband. Re locating jobs closer to home you'd need a range of different business/office units that residents of the village would have priority access too. If its just providing business park style large warehouse units it wouldn't be providing anything not available elsewhere in the locality
1st class broadband facilities Work spaces within the Hub Index of people skills and services within the community Encourage and support the business ventures of people within the community with launch day events to help promote their products and services A Community Business - loosely based on the 'One Small Town' concept where everyone in the village contributes a couple of hours of their time free per week to the business and the resulting products are shared out freely to the community, any surplus is then sold, the profits are then ploughed back into the community supporting new community business ideas.
Flexible buildings is an excellent idea. Houses need to be designed and built or allowed to be extended in the future, to accommodate an elderly relative to live on the ground floor with a bed/sitting room plus bathroom, or allow this space to be used as a home office/studio. Provision to allow extension into the roof space in the future by using steeper pitched cut roofs as opposed to shallow pitched roofs constructed of trussed rafters will also allow for families to expand in the future.
Leave the countryside alone - do not bury it under housing
I agree
Yes - decent broadband structure in place. small work /live units for small businesses. there is a lack of small units in this area. Encouraging more food outlets. have a open space/ market place that can be multi. use. Provide a place for Nursery support. Build some of the houses with garden offices in place as standard. Design some of the homes with flexible live/work spaces.
Highly unlikely, it will simply cause more people to commute to and from the area to the detriment of the natural environment.
Yes, I totally agree that work should be within walking distance of home. This could be achieved where there is already built environment.
It is an idealistic idea, how do 'Whetstone Pastures' influence companies to allow for their staff to work at home. Even in a global pandemic some companies are reluctant to allow working from home.
If the large logistics sites are what you have in mind, then no. A science and technology park linked to local universities and delivering high quality, high income jobs would get my vote.
The problems will be the impact on smaller villages and the traffic taking short cuts when the new roads are grid locked
Against the plan so not able to answer this.
See Q 10 regarding job numbers. We dispute your comments about the quality of jobs in Logistics. A simple search of current vacancies at Magna Park on 28th Jan 2021 showed 29 vacancies out of 32 being paid less than the average East Midlands salary of £25k pa. Do not be fooled in to thinking that Covid means that there will be a huge change to home working. It will not.
Home working has become the norm and this will continue, without Whetstone Pastures. The area is close to many existing local employment zones, without needing to create additional industry.
Home working is idealistic for most people. The vast majority of jobs in logistics require the physical presence of the employee, because logistics is essentially the accommodation/warehousing and movement of goods. I accept that the planning and organising could be done remotely, but these jobs will be in the minority.
Yes, high speed internet, consideration of 'home working' in house design, green spaces to escape to.
No

No There is clear evidence that once the pandemic is over a large proportion of people who are currently working from home will wish to return to their employers place of business
Shared office spaces instead of logistics. otherwise lots of affordable homes for the van drivers and warehouse staff.
The current proposal is unrealistic in this respect. The great majority will travel by car to their places of work, mainly in Leicester, which is EIGHT miles not SIX as repeatedly recorded in your documents.
don't agree, not practical in a rural setting
Not quite sure what your vision of significant jobs being created locally is based on as it certainly will not come from the logistics park aspect of the project. Having worked in senior management for a major player in the logistics & services industry for over twenty years, warehouses & logistics are becoming more automated year on year with the need for warehouse staff diminishing year on year as automation become more sophisticated. Therefore if your vision depends on this aspect of the project this does not support sustainability. As our village roads are already finding the current impact of traffic difficult to cope with at times, due to our agricultural seasonal traffic, commuters taking short cuts to avoid congested roads and the need to cater for numerous horse riders, any plan which could add to the impact of this would basically destroy any possibility of the enjoyment of the village lifestyle which we have invested in.
We have serious concerns over the number and quality of jobs created by the Logistics, which were outlined. With 1 job per every 79 sq metres means that labour will undoubtedly have to be brought into the GV on a daily basis, eroding the argument of sustainability. The quoted jobless in the workshop was selectively chosen. The East Midlands unemployment rate is slightly below the national average, across all age groups.
Don't need this as Blaby is already great area for jobs
See above , all that will happen is a massive increase in traffic in a area that is already at grid lock during peak times . Perhaps you could tell us what you are planning to do.
There are not many jobs available in this area. The quality of jobs in logistics is not going to enable many staff to fund housing of a high quality.

Appendix L – Survey Question 12 full responses – (Question responses have been copied verbatim)

12. Climate Mitigation: What climate mitigation measure or initiatives could be introduced to help futureproof Whetstone Pastures to create a 21st Century Garden Village?
Sustainable energy production for homes - Cranbrook in Exeter is a great example of this, using onsite biomass generator for heating. As a satellite community, car use will be non-avoidable, so its use should be made easy - by access to motorway, reducing track miles for drivers and avoiding increasing air pollution in the already congested surrounding roads. Installation of electric car charging points, or at least the wiring, on home driveways as standard as by the time the site is finished, electric cars will be in mainstream use.
No gas! All homes to be triple glazed and use ground source heating.
Leave the fields where they are and plant a forest.
No cars
I have no comment, as any would be misconstrued by developers
Not sure.
Alternative heating systems
Electric charging bike trails (well lit) so safe
Have more of a sustainable source of power, embrace the environment, encouraging sustainable produce locally.
No more housing developments.
All house should be built with Solar panels
By not building on the fields would be a sure fire win for the environment.
Houses should try to be facing the optimal way for solar generation and planning conditions to provide PV on homes possibly even site based power generation in the form of its own dedicated small scale wind farms.
Heat pumps as standard
Solar panels on the roofs of new builds
Garden village is just a ridiculous term to make it appear attractive. In truth it will just be a vast housing estate which cannot be sustained by local transport links.
Make ALL supplied power from green/renewable sources.
Again, more pandering to a fluffy title... there is no way a development of this kind will ever mitigate the damage it will do; from raw materials to levelling the natural landscape, it will scar forever.
Don't do it
Use of solar panels, green electricity. I'm not a builder but if i was buying a washing machine I'd buy AAA rated with regards to energy efficiency and water usage o i suggest you take the same approach when choosing building materials and designs
Not building it at all and saving the green belt.
Build it somewhere else!!
Don't run the gas in. Solar and air/ground source heat pumps for homes. Enough local infrastructure to prevent the need for regular travel.
District heating from biomass, solar roofs, passive houses, ground source heat pumps and grey water re-use. All these should be incorporated into the overall development to create a truly sustainable settlement.
Electric car charge points and wind turbines
The best mitigation? Don't do it, it's virgin land, plant trees instead. You only need to look back to the 1960s to see that this type of social engineering doesn't work. You end up with souless monstrosities where problem communities are dumped. Also, science is now

starting to prove that so called "green" strategies are not that environmentally friendly after all. Read the earlier comments for other "more positive" suggestions.
Renewable source heating and hot water as standard. Top spec insulation and glazing
A clear plan of how you will have zero impact on the existing area regarding congestion, pollution and omissions. With clear evidence of how this can be achieved and accountability for this not just speculation
Reusable energy and homes that are eco friendly. Water courses need to be preserved. Flooding is a worry. Dykes could be used
If you don't build it, then there will be a lack of massive carbon footprint. How is that for a suggestion? If you were serious about climate you would actually just fill the whole lot with woodland to make up for the massive impact the building and logistics have at J21 and J20 (magna park)
Plant lots of trees!!!! Encourage electric car uptake by providing charging points for free Use less concrete and more natural products in the building process Offset concrete use and diesel fumes by planting trees in the wider community too not just this project
Don't build it. You are taking up the natural soak away putting water into rivers faster causing greater erosion,.more.flash floods, less green areas to photosynthesise CO2 out of the atmosphere
Leaving them alone
Unbelievable
Not having a logistics park
Tree planting and retaining fields and hedgerows
Impossible with between 4500 and 6500 houses. Total joke really.
Reducing the amount of hard surfaces, maintaining current water ways & natural drainage patterns, maintaining and promoting health of mature trees
Solar panels Ground source heat pumps No gas Vegetable plots or allotments within the area so families can be self sufficient
This statement is unthinkable ridiculous. Unless you're suggesting something along the lines of electric cars only, capping the number of cars per house hold or creating a bus service where it's use is actually desirable to the average minimum £250,000 house hold buyer I suggest leaving this carbon-sequestering countryside as it is. Although solar panels on every roof might be good? Or what about an almighty wind farm to power the whole development? I would however strongly suggest putting a cycle path along the current disused railway embankment which runs from Broughton Astley, to Countesthorpe and to Crow Mills for the immense benefit of the current community, but I cannot bare to imagine the terrible financial burden this would put on our council. Not to mention the negative ecological effects which would probably be put forward as a way to navigate even its consideration.
don't build it!
Don't do it. Housing needs can be addressed by building on existing disused factory areas in nearby Leicester.
How about a recycling area, like they have at supermarkets, where people can recycle glass, plastic, put old shoes and clothes? How about a composting area, like a worm farm or something? What about a community allotment which drives people to work together and showcase some of their produce?
All buildings have to be fitted with efficient heating and solar power
See natural environment
I do not believe that this is a serious question. Building excessive numbers of houses, creating a new Motorway junction, tearing up fields and trees and then asking how this could be made 'sustainable' is a nonsense.
Why bother?
Can only see that the Climate will be more effected with air pollution and green house gases due to the number of houses. Most houses have a minimum of one car sometimes

up to four cars per household so lots of air pollution, traffic congestion and damaging to the environment with more traffic on the roads - how can this improve Climate change
solar panels - make every house as energy efficient as possible on day 1 - fit solar panels and wind generators, ground heat pumps etc. fully insulate, properly double glaze, etc. Ensure building materials are carbon neutral (or better) Electric car charging points for every house. I appreciate it all adds to the costs - but without taking the lead it will never happen.
Wildlife habitats, lakes or pastures. Lots of trees. Solar capture.
Car charging points for every home Solar panels
Ensure no further run-off water goes into Cosby brook which already floods after heavy rain.
Basically, don't build it! Erecting thousands of houses and other buildings in a country setting like this is going to destroy the area. No amount of solar panels, wind turbines or electric recharging points is going to compensate for the damage caused.
Don't build any houses
Lots of green space and trees
solar energy
Solar panels, electric car charging points
These question are not easy too answer
Solar panels on all homes. Electric car charging points in all homes.
Eco housing
Not building it
forget it
Heat source pumps, wind turbines and solar panels should also benefit the wider existing villages
Its not a garden village when the is a planned industrial estate with all the e xtra lorries
No development would be even better, any proposal has an impact on climate change. What about all the additional traffic and corresponding pollution.
no windturbines here thankyou
N/A
Green space, plant more trees than you chop down, create new habitats for the poor wildlife whose homes you will be destroying. Reduce traffic on the roads by introducing more pedestrian, cyclist and equestrian routes.
DO NOT BUILD! No development is the best for this, just think of all the extra traffic and corresponding pollution.
Communal zero-carbon heat sources (such as heat pumps and solar DHW) are the only acceptable solution for a modern housing development. Installing more than the minimum required amount of insulation and using sustainable materials for building would also be essential. Avoid reliance on vast quantities of concrete for construction.
Preservation of existing trees, hedges. Give the houses front gardens to soften the landscaping and plant trees in 'country park' style wedges between the new and existing communities. Dont develop 'warehouse' style facilities which will generate additional traffic and lorries to the area. Commit to a percentage of power generation being from renewable sources. Have electric car charging stations to encourage use of electric vehicles
To advance into the future with the ethos that characterises a 21st Century Garden Village, consideration to Climate Mitigation should be the beating heart of village life. There should be regular focus groups, brainstorming of new ideas and surveys within the village to discuss energy efficiency ideas, future projects, and new technologies which may develop over time to see if these can be funded and introduced in to the community, followed by encouragement and support within the community to change practices and behaviour to support any new initiatives.
positioning as many buildings as possible to have roofs with a southern aspect to accommodate solar panels.

Leave the countryside alone - do not bury it under housing
Not sure
solar or heat pumps as standard.
Any further development will only prove detrimental to the natural environment and the climate
It has to be climate neutral. Not low carbon. The logistics industry must transition to sustainable transport and rail has to be top of that requirement. Not road. Not air freight.
Do not build on the existing land, how do you justify destroying a natural environment with woodlands, fields, brooks and rivers when trying to futureproof the climate.
If you want to future proof the climate then make the development smaller (an actual village not a small town), invest in public transport infrastructure and maximize energy efficiency.
Im have solar panels and the carbon footprint on manufacturing is not offset against th eputput and benefit. Look to a different methodology or newer higher efficiency units
Don't build the whole thing!
Your challenge is to assess what is likely to change in the next 25 years. The GV will take that long to complete. There will be potentially significant changes in energy sources and requirements impacting homes and transport.
Developing the site will have a huge environmental impact that I'm not sure can be mitigated.
This is difficult to answer because the science and research around climate change is ever changing. It is a hot topic both academically and politically, so notice needs to be taken of what measures are currently being researched, in order to ensure this proposed development does not become a white elephant.
As above - renewable energy, electric car infrastructure etc
No
Tramway to Leicester
All houses to run off a district heating scheme using ground water and placing it in the green space between Willoughby and the new development and inviting Willoughby households to participate, giving a contribution to the costs involved to remove their gas boilers and link in to the scheme .
Tree planting on a massive scale. Use of appropriate building materials.
reducing light pollution and proper drainage facilities and minimising traffic by providing cycleways with easy access for mobility scooters.
Climate mitigation is as you will appreciate a moving target not only for this area but for the whole of the UK Forecasting changes ahead is at best simply a guess but one can say that things have to change if there is going to be a future for humankind.
Given the switch to electric cars that is currently underway, have the courage of your convictions and ban diesel and petrol cars from the village. This will also aid pollution and noise. Consider district heating system and linking it to Willoughby Waterleys PV and air source heat pumps Significant structural landscaping to improve air quality, mitigate visual impact and noise reduction
Don'T distroy countryside
As you will only work to the minimum legal requirement this is not a relevant question , perhaps you could tell us what you are planning to do
Having looked at New Lubbesthorpe the tag " Garden Village" is a misnomer.....very disappointed, not welcoming at all.

Appendix M – Ideas Board Posts – (Responses have been copied verbatim)

We are keen to draw upon the knowledge, creativity and skills of existing communities in South Leicestershire to create the best possible vision for Whetstone Pastures. Please post your ideas here. All feedback received via the Ideas Board will be moderated before being published on it.

The more 'green' initiatives the better. electric charging points, electric bikes, energy efficient homes, use of solar panels please.

Build it somewhere else. Anywhere but there I moved to Countesthorpe to live in a village not a sprawling suburban atrocity.

Open spaces, gardens and well spaced housing. There are far too many village developments in recent years that cram in far too many houses and lack sizable gardens.

Variety of architecture should also be a high priority.

Oh and trees! A lot of trees.

Scrap the idea. Not needed, the green field area more important than any houses!!!

Additional infrastructure, Health centre, school,shops etc are a must otherwise there is a risk to existing villages in the area

Don't forget about the disabled community and the build of bungalows. A bungalow with slightly wider doorways would enable me to have an accessible home.

If this is approved, then this needs to include the road infrastructure to divert traffic away from Countesthorpe and Willoughby Waterleys. The roads should not be connected with Willoughby Road as this will drastically increase the traffic and air pollution levels around the Countesthorpe college and the primary schools.

Not only are newly built houses expensive and unrealistic for the younger generation to buy but the proportions of the houses and gardens are far smaller than older counterparts. For a garden village proposing a better quality of life, I would expect at least larger gardens and consider better-proportioned houses rather than the developers making an easy profit for very little space.

In the proposals, it suggests between 3500 and 6000 houses considering New Lubbesthorpe is of a similar size in acres and they are only doing circa 4250 which isn't listed as a Garden Village. I would suggest that a 'Garden Village' should have less than this New Lubesthorpe as the quantity of housing is the main focus of this project.

Build it somewhere else, there have already been too many developments in this area which in turn have created extra much unwanted traffic and strain on our existing amenities - overcrowding of our schools and so on...

If it were to be a garden village there would be lots of space and houses would be spaced out well. And as a village would have all amenities to go with it.
But let's be realistic, it is going to be an enormous new estate with crammed in houses with no gardens or parks with hundreds of social housing bringing its own problems.
Asbo central!!

This fertile farm land and beautiful countryside is not the place to build this large housing estate. It just expands the urban sprawl of Leicester

Great idea, but not 3 miles away from another huge 4500 house development in the district lubesthorpe. There local area is already far too busy with traffic, a 10 minute journey takes 40 minutes in the morning and this will make it worse, even with the new junction.

You haven't included that each new home will need a charging point if the amendments to the building regs get changed. Will you be factoring that in even if these are built before the regs come into force? Make sure that you are factoring into the design the ease of charging those vehicles. Ie if you have block garages where do the chargers go?

Waste: central recycling points for items not picked up on the doorstep so people don't

have to travel to the tip.

Sustainable travel: government wants walking and cycling to be the preferred options for travelling. Consider in all properties no matter what size/ flats where those bikes Can be stored safely.

Solar power give buyers the options to have solar power. From a developers POV it's expensive but majority of homeowners can't afford to retrofit solar on their properties. Also easier if it's done as new build. Do it upfront the mortgage can absorb cost of solar and resident can make savings in their energy.

Move it away from our lovely countesthorpe! This is going to be another mass housing expansion that will destroy and consume our village!

Heard it all before...it's all nice marketing fluff. Reality is low quality housing, too little off road parking, lack of distinct architecture, and no sense of "community". Be interesting to see how it pans out, but these visions of garden villages rarely turn out how they are portraided.

Follow the money. That statement almost always gets you to the truth. Possibly going to happen here if you don't plan it properly. Housebuilders will want to deliver properties so they get revenue, politicians getting commissions will hold their hands. What do you get? Thousands of houses with multiple thousands of people, all wondering where to put their kids to school or do their shopping. One possibility is to cram them in with existing infrastructure elsewhere, causing more traffic movements and crowds making the physical distancing that everybody will be preaching for the next few years an impossibility. Don't do that! Instead, ensure schools, shops, banks, medical care, etc. are all in place beforehand (and recruit the workers. Plenty of unemployed these days thanks to the infinite wisdom in Westminster. Add Brexit and you'll have applicants queueing up for those jobs).

Next, reiterating what a number of sensible people have already suggested. If you are going to deliver a garden village, it will have lots of gardens and green areas and parks. If you are merely paying lip service by coming up with a clever name to pull the wool over people's eyes, then you have done exactly what many people expect of politicians these days. I hope you will deliver on the gardens. It would be a blessing for something positive to happen for a change. Whether those thousands of houses can still be called a village, I leave to the semantics-sticklers.

Again, parroting others: Make roads wide and accessible and have cycle lanes (ideally in a different colour) and pavements. And plant some trees, another one of God's great ideas. Speaking of God, have you considered asking any churches if they would be interested in planting a fellowship there? This country with its rich Judeo-Christian heritage needs to consider its history and need of salvation through faith in Jesus. 10/10 die, no matter how hard the NHS tries. Jesus has a better track record. Read the Gospel of John.

Do the relevant authorities not visit these areas ?

The road system is gridlocked at the best of times, too much building has gone on in this area recently and massive developments already planned locally.

Calling it a Garden Village is just a way to make people think it's going to be a pretty, open spaced development, in reality it will be a typical new development, cramming in as many buildings as possible.

And we don't need another Logistics Park on our doorstep!

PLEASE DO NOT BUILD ON BEAUTIFUL GREEN SPACES.

Let's be more environmentally friendly, plant some trees, protect our natural spaces, don't just keep building monstrous developments on the edge of residential areas.

Let's try and maintain as much of our green and pleasant land, instead of lining the pockets of developers.

Let's think differently, develop brown site land if we must and utilise homes/ buildings that are sitting empty.

Create jobs that help our environment, not destroy it.

Take it somewhere else. I am a lifelong resident of Enderby, Whetstone and Blaby and have enjoyed village life and the countryside all my life. Enderby and Blaby were virtually doubled in size during the 60s and Whetstone went the same way soon afterwards. With planned expansion at Magna Park, plus new development projected at Lutterworth South, why is this area seen as the promised land. the area does not have the infrastructure to cope with the increased traffic and demands of several thousand more new homes and a new logistics park. 24/7 operations do not go well with housing developments. We do not need it. Go away and leave the countryside in peace.

A dreadful idea. Another beautiful conservation area of natural beauty spoilt by land owners trying to mak a few million and then move to another beautiful area of countryside. Get a grip and think about the destruction of a natural and wonderful area of Leicestershire. What will this do to create a natural world and decarbonisation. Answer. Nothing! Just a case of one massive Leicester. Blaby district council, you should be ashamed!!

Ive read nothing about the existing roads, How many access roads and where will they be.

Great idea, people have to live somewhere, and if it could be worked, a new M1 junction, and a road link to the Industrial Estates in Whetstone, this could help heavy traffic through Whetstone to the industrial estates, lessening pollution, from vehicle emission , congestion, accidents.

I would hope , the planners, consider, roads, schooling, doctors, hospitals etc.

This is not going to be pleasant for us already living here, but maybe set out a plan of campaign, the motorway junction first, so deliver trucks, and the construction teams can get access easily to the work site, instead of trying to use the existing road network.

Homes need to be self sufficient for families to live in.

Covid has changed the world and the way we now live. We are all working from home and the sense of community is starting to take shape again.

You need to consider the installation of solar panels and ground source heat pumps, charging stations for cars, recycling points and bin areas.

There needs to be a consideration that does gas need to be installed at the properties as electricity is the route forward.

We need larger gardens and allotments for growing our own items and having live stock like chickens. As some people want this and this is not aloud on new estates due to the covenants.

We need spaces for communities and walking areas. Places like everard meadows that links communities. Coffee shops, cafes and small local shops that people can use without having to travel to surrounding villages. Within the parks play areas for the kids of all ages including adults. Not just small children teenagers and adults. There also needs to be sufficient parking for these areas as they donâ€™t consider that people like to visit these areas and then it over spills.

The schools need to a priority and the health centres as these are already at capacity?

The traffic- low noise roads for neighbouring villages and alternative routes so that traditional and established villages are not affected.

Keep the fields ! Unfortunately its pointless objecting unless you have friends in high places. As someone else has already remarked follow the money and you will reach the truth of the matter

This must be stopped. Don't fall for the fanciful nomenclature, this won't be a village and there will be very little in the way of 'garden'. What is being proposed is an oversized development of generic newbuild properties with nil architectural merit appended to an industrial estate. The inevitable detriment to Cosby, Countesthorpe and Willoughby

Waterleys will be considered little more than collateral damage. Go build this in your own backyard.

This sounds like a Disaster! Recapture Whetstone Pasture!

Do not build this abomination. It will be a blight on the landscape and on South Leicestershire. what we need is more green space not less. This will only allow city dwellers to escape on mass to the country at the expence of the environment

Tritax the company funding this development is a logistics company that build the likes of Magna park and DIRFT which are huge distribution centres with hundreds of articulated lorry's making deliveries 24 hours a day ,,the houses are a sweetener and discribing the development like a piece of paradise by calling it whetstone pastures garden village is an insult to the public's intelligence !! A village is a small community of a few hundred houses not 6000 !! This development will be nothing but a huge housing estate surrounded by warehouses and the people working in them will need lower cost or social housing to afford to live in the houses and as most warehouses are just distribution centres that are automated they don't need as much man power so the jobs available will be a lot less then the council and developers will lead you to believe .. if Blaby council and market harborough council allow this development to be approved then shame on all of them that vote for it a 1000 acres of beautiful country side destroyed for warehouse and houseing estate when there is already a new large warehouse and housing development that has just been passed in Lutterworth the midlands will eventually be nothing more then a huge logistic hub with thousands of lorry's passing through I urge you to drive to DIRFT OR MAGNA PARK and see the amount of lorry's around there it is horrendous the midlands will be nothing more the one huge concrete city with poor housing and congested roads

Don't build it. Countesthorpe is already no longer a village. Traffic congestion is rife especially going towards Enderby, Narborough, Hospital Lane, Foston Road not good for the environment and the Ozone, how will the roads cope? Traffic will be forced to go towards Willoughby. Houses will be crammed in small ugly little boxes with no gardens as per some of the pictures. Do we really want to lose the beautiful countryside and the lovely trees that have stood for many years. If it was a Garden village then why does it have a Distribution Centre. How will the Council cope with all that number of additional properties, bin collections etc. It will probably lead to more noise and anti-social behaviour. Loss of valuable farming land which we need to feed the population and stop having to import. I hope the Council do not approve it and put more money into the hands of property developers who promise nice things but do not deliver

Don't build it. Countesthorpe is already no longer a village. Traffic congestion is rife especially going towards Enderby, Narborough, Hospital Lane, Foston Road not good for the environment and the Ozone, how will the roads cope? Traffic will be forced to go towards Willoughby. Houses will be crammed in small ugly little boxes with no gardens as per some of the pictures. Do we really want to lose the beautiful countryside and the lovely trees that have stood for many years. If it was a Garden village then why does it have a Distribution Centre. How will the Council cope with all that number of additional properties, bin collections etc. It will probably lead to more noise and anti-social behaviour. Loss of valuable farming land which we need to feed the population and stop having to import. I hope the Council do not approve it and put more money into the hands of property developers who promise nice things but do not deliver

This is all a terrible idea. This is hardly a village, with 6,000 houses it would be twice the size of countesthorpe, with a gap of only a few hundred yards between the too and only the same distance from Willoughby as with Blaby and Countesthorpe. This would mean almost ribbon development from Leicester city to the far side of Willoughby. I farmed the land as a tenant with my family for 60yrs known as Whetstone Gorse and have already made it public knowledge there is a Anthrax burial site in the middle of the building site which we were told to never disturb, however the land owners agents have given, the new short term tenant permission to plough the ground, with great risk of moving the spores around and spreading it on to a far greater area.

The amount of traffic created would be unbelievable and Countesthorpe could never cope with this volume of traffic passing through. Willoughby would no longer consider it's self a village.

With regard to the environment, what a terrible shame to destroy this beautiful piece of countryside, the first real countryside outside the urban landscape. We all worry about the quality of the air we breath and the affect on our health and yet her we have a project to build a so called Garden village with the M1 passing through the middle of it, a new Motorway service area (junction 20a) on it's door step and a massive warehousing complex joined to it. This is all being discussed under public engagement when in the middle of a pandemic we cannot get together in large numbers to make ourselves heard. Please everyone as one voice make Blaby planners know we do not want this to happen so close to our homes and destroy what we all hold so dear.

To alleviate traffic congestion provide a guided bus route with adjacent cycle path into Leicester along the disused rail line possibly via Fosse Park Shopping. Similar to the one one provided between Cambridge and St Ives, Cambs.

It's only a few hundred yards out of Countesthorpe and twice as big and poor Willoughby it will almost be a suburb to the Garden Village. More lovely countryside gone forever under concrete and tarmac.

Rename it: Whetstone Warehouses (leave the 'Pastures' bit to the likes of Jane Austen, Elgar et al)

We don't need another set of sheds alongside the M1 - the country is full of over capacity now.

Jobs? Oh yes, 2 security guards (not forgetting the jobs for the 'good old boys' pushing this. Well Done, Not.

Housing? More 3 storey chicken coops at Â£450,000 and enjoy that 365x 24/7 mullti-lane pollution.

If you're desperate for warehousing, go to Magna Park, it's already waiting for you, and look, it has access to the M1.

We live on Shuttleworth Lane, Cosby. We are very worried about this proposed development at the top of the lane, because Shuttleworth Lane is a narrow country road, which is already overused as a cut-through, many people travel at speed and it is often dangerous, particularly at night, as there is hardly room in places for two vehicles to pass. It leads down through a beautiful golf course to Cosby village, which has a small, pretty centre with several historic listed buildings. The lane is too small to take much traffic and the village centre often gets congested with existing usage. So can you please tell us where the extra traffic from the motorway is supposed to go? In addition, the lane is not suitable for heavy lorries, either during construction of this development, or in future if a new motorway junction is built. It is too narrow, there is an old hump-backed bridge and the sides of the road have been mended several times, on account of the many potholes and crumbling verges. We agree with many other comments, that the idea of it being a 'garden village' is totally misleading, it will be a large, sprawling estate which will destroy a lovely, rural area. Please do NOT do this!

Build smaller. Don't connect it to other villages like Countesthorpe.
Villages are small friendly places. Not huge sprawling acres of houses.
Build well proportioned houses with suitable off-road parking and gardens front and back.
Don't cram in more houses to turn the profit
Think about quality and not quantity
And don't build affordable housing anywhere near any of it if you want it to be a nice green village

Stop trying to turn the countryside into an extension of the city, whats the point? It then stops being countryside and an attractive place to live, totally defeating the object of doing it in the

first place.

Another idea - stop insulting our intelligence by calling it a 'Garden Village' its a massive housing estate with warehousing thrown in, we are not fooled.

Proper joined up thinking would have linked Leicester, Whetstone Pastures, Lutterworth East and Rugby via disused line and provide a truly sustainable solution. With the shelving of the Expressway there is nothing on the infrastructure to be provided to alleviate existing traffic problems and why another logistic park 15 mins from Magna Park? How will the development compensate for the loss of habitat for the red listed farmland birds like grey partridge and lapwings?

This plan needs additional road infrastructure to divert inevitable extra traffic away from accident spots and narrow congested often poorly lit roads around our villages. For example - the narrow roads from Cosby and Whetstone through to Littlethorpe/Narborough village are already choked at times. Narborough village is a notorious pinchpoint for traffic tailing back into Littlethorpe and on to the B4114, residents unable to drive out of their own streets, emergency and bin vehicles struggling for access, pedestrians having to take extra care as drivers speed past on the wrong side of the road to "beat the train". The B582/B4114 Foxhunter Roundabout is another pinchpoint that has far too many accidents. The plan is fundamentally missing measures to minimise the increased traffic impact to the villages and spots where safety is a real concern.

Everything about this development is wrong, wrong place, wrong ideas, and the reality will be totally different from the so-called 'Vision'. If they really want it, build it in sight of the developers' own homes, not on prime agricultural land where they don't have to look at it. Logistics Park; what about Magna Park just down the road and the large distriution warehouse next to the M1 at Lutterworth which has been empty ever since it was built, therefore this is not needed. Also there are hundreds of empty factories in Leicester already, use them. Schools, healthcare; in your dreams, these would never be built until all the houses are up and probably not even then. You only have to see the example of Coulby Newham on Teesside to see the fight they had to get a school for a new town with tens of thousands of homes. In a time when we are meant to be cutting pollution and increasing self reliance this will involve years of massive pollution and destruction of food growing land. They can't even let on how many thousands of homes they want to build for fear of scaring people. As for a vision, this is the same spiel I got from time share touts in the Canary Islands. The only vision these developers have is a massive £ sign for the money going into their pockets. However it will almost certainly be approved, if not by local councils, but by government planners who don't care because the development is nowhere near where they live and also because most of them probably don't know where South Leicestershire is in the first place. Probably the only action locals can take is to throw their MP out at the next election if they support this eyesore going ahead. In fact these MPs should tell us where they stand on this so we can carry out this threat if need be.

The developers will build wherever they can simply for commercial gain. The area in question has exceeded its allocation for new builds. If BDC or Harborough DC cannot stop this incessant creep of concrete on our local landscape, then local action groups must collaborate, and object with a single orchestrated voice.

How is 6000 homes and an industrial estate a village.

The green belt is far more important than concreting over beautiful countryside, take your idea and think again!

Great ideas presented but unfortunately a large housing estate enveloping green spaces that can never be recovered. Why, when we have loss of the high street etc, do we want to develop green fields? Profit will be the main motivation- a green garden village sounds so much better! When you are a large scale developer fields are much easier to convert into housing people want to buy at a premium regardless of infrastructure and supporting local services. Do house builders revisit their sites to establish whether their promises have helped the local communities- extra doctors, teachers, road networks etc? This is a major project which will have a huge impact on the surrounding villages. If it is to go ahead make it into a

â€œproper villageâ€™. Different housing and space. Not tall houses with tiny gardens and lots of narrow roads. Give it a centre and make sure other villages donâ€™t suffer with additional traffic.

I oppose this development

First and foremost - this is greenbelt and it shouldn't be developed here!
Having said that - it must not only retain, but must add to and enhance the existing natural environment (woodland, hedgerows, trees, ponds etc)
It must be kept small to reduce its impact
Houses must have reasonable sized gardens and be reasonably spaced apart and look like village houses
Traffic infrastructure must divert away from Cosby and Countesthorpe
There must be supporting infrastructure - library, health care, community centre, allotments
The proposed J20a must be able to support the flow of traffic the community and it's logistics park would create without adding traffic to the existing road infrastructure

There are 2 dismantled railways in the site. They must be used for pedestrian and cycle routes. It would make sense to make the great central line connect with the existing one into Leicester.
6000 homes equates to roughly 20000 people and logistics distribution centres are generally very automated so they will only be able employ a few hundred people so they will have to travel. Opening up these old railway lines will safely allow that without adding hopefully to much traffic to the existing network.

Support in principle, BUT only on the proviso that local infrastructure is upgraded prior to major building works. The motorway junction is needed already to cope with the traffic from Blaby, Whetstone and Countesthorpe-congestion around Fosse Pk and Enderby is awful. Local amenities such as shops and leisure facilities also needed as build progresses - not left to the last stage and eventually never built. Make use of the disused railway either as cycle way or guided bus. Full installation of solar roofs, electric car charging, off road parking for minimum 2 cars each property, minimum space standards and decent gardens. Blaby DC need to take the lead on this to ensure needs of wider community are met. Employment from industrial park will be limited, likely low paid and few residents of new development will actually work there.

This so called new village will be no more than an extension of Countesthorpe with only a few hundred yards separating the two and the same for Willoughby and to think you would even think of creating a new large so called living space with a motor way (M1) running through the middle of it, with air pollution and noise so close to peoples homes.

The wrong location without a new motorway junction - the amount of additional traffic this development will create feeding into an already heavily overloaded A426 / B582 (Enderby Road) for traffic getting to the M1/M69 doesn't bear thinking about. Previously a new motorway junction was planned for this area along with out an outer ring road to the east of the county - the latter has been successfully squashed and with it seemingly the new M1 junction - likewise this plan should be abandoned.

Upgrade the dangerous Countesthorpe road/ Lutterworth road junction to a roundabout and continue the A426 blaby bypass dual carriage to the new motorway junction.

My idea is you enter into an honest and open consultation with the people this venture will really affect, not this token website to make it look like you are a responsible company doing the right thing by the local community. The term Garden Village is a misrepresentation of your plans.

Consultation periods which fall across the Christmas period. Webinar events (under the guise of being Covid safe) which discriminate against the elderly or less tech savvy members of the community, those more likely to have knowledge of the surrounding area and the potential problems the development may cause. Traffic surveys scheduled for the Leicestershire holiday period to give a false reflection of peak time road congestion and related air quality measurements.

Not the actions of a forward thinking company wanting to create the best possible vision for Whetstone Pastures.

If the idea really is "all parties working together" and for "creative and imaginative developing that we and future generations can be truly proud of", then involve your local community and something good may just come of it, for everyone, not just the shareholders of Tritax Symmetry.

Can I just add, your website is storing cookies on the computer or device of everyone who visits it without requesting their consent.

I'm impressed by the vision presented and would welcome such an innovative and modern, much-needed approach to development and housing needs.

I'm horrified, however, by some of the prejudice and bigotry I see represented on this Ideas Board.

Good people wanting to live well are not defined by their wealth, access to mortgages and private housing, ethnicity or faith. Please do not assume that it is people without a lot of money that are the cause of anti-social behaviour. All sections of society produce people who do not always behave well and many more who are good, decent and kind who want to raise their families well, give their children a good education and live a good life.

A true community will include, welcome and care for people of all ages and backgrounds. Our young people and young families will need affordable housing. Why would we need unaffordable housing? Which of us started our home-owning in a large 4+-bedroomed house? The countryside and the desire for 'village life' is not the preserve of the wealthy. Many living in Countesthorpe, Peatling, Whetstone, Lubbethorpe, Broughton Astley and so on, have moved away from another area yet seek to deny that opportunity to others. Ask yourself if you live in the original village or on developed land. Those who travel into Leicester for work are responsible for the congestion and traffic problems that are described. Please do not seek to blame others for the problem. The planning for walking and cycle routes and sustainable travel is part of that solution.

Build a sustainable way of living, with local shops, schools and health facilities that do not require car travel; buildings and houses that can generate their own electricity, and can be heated cheaply; accessible green public spaces for exercise and well-being for all; a community with a heart; a place where people can grow food for themselves and access locally grown food; an environment that supports local wildlife and biodiversity.

If this truly is an alternative to the cookie cutter/doll's house type of development that we have seen far too much of, and is rightly criticised here, then we should celebrate its vision of a better way to live.

So create the vision and it will be celebrated. Show that good quality housing and development is achievable.

Re-open the disused railway line between Broughton Astley, this site, Countesthorpe and Leicester. This will encourage residents to use public transport over already congested roads.

Equip all new homes with solar panels and heat pumps to make a genuine difference to the carbon emissions of the development and avoid inevitable costly retrofits.

Provide Countesthorpe with a southern bypass between Lutterworth road and Welford road to reduce through traffic in the village, this will get worse with villages/suburbs to the east accessing the new motorway junction.

Save our fields and green spaces .. please .. no more building

However much green space/parkland/walking/bike trails & local facilities you plan to put in TRIPPLE IT. Developers seem to put the minimum in and think people will be happy

with it. Think about the people and families instead of just how much you will profit financially from all this.

if you are serious about a sustainable future, you need help. Warm Green words are cheap, but there are examples out there! hve you contacted <https://www.bioregional.com/projects-and-services/case-studies/how-we-helped-developer-brick-by-brick-create-an-ambitious-sustainability-action-plan> or similar?

it wouold be a disaster for another executive car dependant estate, built for its proximity to a motorway, so please be far more ambitious. you need a total audit on your scheme from teh word go. This company seems to have had great success in building people freidnly zero carbon homes

To live in the countryside to myself means a quieter, calmer and healthier lifestyle. I wonder if this 'garden village' will do this, I think not. Personally I would like to see old hedgerows, old trees, fields, not newly planted shrubs or saplings scattered throughout the estate. Housing built in a village style i.e not all the same, with large gardens and parking for at least 3 cars, (having a garage doesn't mean people use them.)

Infrastructure - Doctors, dentists, chemists, schools, shops.
Walk ways/ cycle routes that link the 'garden village' to other nearby villages or further away. The Countesthorpe Road/ Cosby Road junction with the A426 turned into a roundabout thereby slowing the traffic down. Maybe a pedestrian walkway and bridle way over the A426. Use the dismantled railway lines for walk walks/ bridleways. Make the developers create full length paths as part of their 'deal'.

Keep in mind Covid 19 has made a lot of people realise what is important - green space, health, family.

Looking forward to seeing more detailed plans before consent is given.

This development will ruin beautiful country side, destroy wild life habitats and ruin the lives of local residents. Villages Willoughby, Countesthorpe, Cosby and Whetstone will become one big town, roads in the area will not be able to take the extra traffic, country lanes will become extremely dangerous for the many horse rides in the area.

THIS IS NOT A GARDEN VILLAGE IT IS A WAREHOUSING LOGISTIC DEVELOPMENT
Tritax the company behind this development are the same billion pound company that are the developers behind Magna Park; Hinckley fright terminal Rugby symmetry park and dozens more of huge scale warehousing with tenants such as AMAZONE TESCO DHL EDDIE STOBART the list goes on ..Since the launch of the whetstone pastures development I have been researching Tritax as a company so as to see for myself where there main core business lies and unfortunately it is very clear that it is not in developing the so called "Garden Village" with "inspiring streets" and "beautiful buildings" as the glossy brochure state™s but more along the lines as detailed in Tritax™s dossier that their main focus is to achieve planning on green land for some of the largest warehousing and logistics sites in Europe and the housing development that is being proposed and described as the quintessential garden village is to merely divert from the true impact that the warehousing and inevitably the heavy goods vehicles that will be brought to the area will have on the landscape and ultimately turn this beautiful green area of Leicestershire into a major hub for logistic distribution do not be fooled into thinking they are offering a slice of the picture perfect English village life they are not and ask your self why they have barely disclosed there true intentions of building a logistics Park ? and that the area they want to develop is 450 acres !! MAGNA PARK is 550 acres just think what this is going to do to our surrounding villages I urge everyone to research TRITAX themselves and then take a drive out to DIRFT near Crick or MAGNA PARK near Bitteswell or any of the other logistic sites and let™s face it there are plenty to choose from around here after all we are the so called "golden triangle" a corporate developers dream and see for yourselves what our

future looks like if planning is achieved for this so called garden village

Have a look at Tritax's media website Wheston pastures/Symmetry Park is already included in there portfolio of projects that are being advertised to their investors as ..due to be delivered soon! cementing even further the fact that a company as commercially and financially strong as Tritax and with most of Blaby councillors routing for the destruction of this beautiful farmland in the mis belief that they are helping solve the country's so called housing problems have all but dried the ink on the planning permission of this development The sad fact is we can be swept along in the pretence that we are being allowed a say in the future of this development and we can ignore the fact behind close doors Tritax and Blaby council are thinking they can treat the public like stupid idiots ... â€œcall it a garden Village they will never suspect that the reality is 6000 houses ..a motorway junction ..motorway service station and last but not least they will never notice the 4000;000 sq ft of warehousing

this is the second time I have submitted this post Tritax did not post it the first time

A logistics park needs decent road access. The roads adjacent to this site are the A426, which has capacity for neither the cars associated with 6-7000 houses, nor a steady stream of trucks. To the east, the Willoughby Road is a small, rural road. Are Tritax Symmetry imagining that there will still be an M1 J20A, even though the A46 expressway has not been approved? Where would the money for this come from? How would it affect traffic flows through all the nearby villages? I suspect the whole scheme is not viable.

It is suggested that the disused railway line be opened up and used as a footpath, cycleway, whatever. But that little strip is one of the few real havens for wildlife in that area.

We need to make sure the new village has a soul. Dickens Heath near Solihull is often held up as a success of a new village, but if you go along there on Sunday (even pre-pandemic) it's dead, there's no bustle.

Similalry, Meon Vale near Stratford has only recently been brought together as a community by a campaign to oppose further development.

Therefore, my idea is to design in community groups and activity from the earliest stages. That means not just setting aside space for community use or providing football pitches and hoping they will get used in time. It means devising a strategy for getting the groups that will use these spaces consituted and up and running from the very first days and weeks of people moving in.

if they do build 6000 new houses if the second phase goes through thats potentially 12000 extra cars , the road network can not cope now, Also where will all the water go? There is potential for more flooding at jubilee Park and further down the Soar. And there is the point of the main north sea gas pipe running right through the middle of the site, I dont see why we need to build on farm land when there are plenty of run down areas in the city that could be develop how will we feed ourselves in the future when we have no farm land left.

This consultation is all green-wash with buzzwords and notions to get what is basically a bog-standard mixed housing/logistics development past the planners. The plan is big on vague themes and totally devoid of detail. Many of the "green" and sustainable ideals it aspires to are not enshrined in law and hence there is no recourse to the law if, for example, the developers did not put in promised public transport services.

Far from making the area a transport paradise, this development would put huge strain on local roads. New construction *always* increases traffic, even when new roads are included.

If this project wanted to be *truly* radical and "green", it should be designed with zero car ownership in mind.

This development is not a part of the District Council's development plan and there is no guarantee that the objectives of both are compatible with each other.

The other thing this project, and many others, don't consider is the demography of the UK population. In 20 years' time, around one third of the population currently alive (the 60+ age group) will probably be dead. Many residents in this age group currently live in large family homes still and without meaning to appear callous, when they pass on, a large amount of housing stock is going to be realised to serve a *falling* birth rate i.e. our population is going to shrink and not grow.

If the lockdown and 2008 financial crash have taught us anything, it's that the era of the "big shopping centre" is probably past its zenith. So in less than a generation, all the big new stores being built in places like Fosse Park will be derelict and any new houses needed can be built there.

The "Vision Document" published in December 2020 is laughable: "Protecting, conserving and enhancing existing wildlife and habitats". The best way to do this is to build on brown-field sites and not green-field ones!

I appreciate the need for housing; however, serious consideration must be given to the community facilities in and around Countesthorpe such as schools, healthcare, recreational centres and a variety of shops. There isn't enough for residents now, so what will be the impact to the village with this huge development? Builders may make plans for additional facilities but do not guarantee them.

The roads around this area are not suitable to cope with that amount of traffic from such a large proposed site
Countesthorpe station road is already grid locked at junctions at rush hour
Cosby village main road is also gridlocked during rush hour
Suitable road plans need submitting to ensure new traffic does not go via the villages
It will be cauous

The development is too large and the additional traffic flow will cause major issues in Countesthorpe and the surrounding areas. The plans are too vague as to how the traffic will be managed and what additions eg traffic lights etc will be added to existing roads. There are many elderly within Countesthorpe who already struggle navigating the roads with the traffic which cuts through the village. The additional housing will make all roads in the area unsafe, unless footpaths, lighting, speed limits etc are all revised.

We have many new developments nearby turning small towns to large and destroying villages. There are many a brownfield site locally that would benefit from development, not the green space we so desperately need. Less land to back British farming, more chance of flooding new and existing homes & displacement of already suffering wild life. I for one know even as a hard worker I will never be able to afford one of these new homes due to the location proposed & the fact they are new. This will also devalue properties nearby to the proposal, including the one I live in. These developments thrive from greed, not implementing new infrastructure & we all know all that would go ahead is the houses, non eco-friendly along with all the harmful emissions from building right through to the additional traffic on country roads. Affecting horse riders, cyclists, walkers and natural beauty. No body goes out for a peaceful walk to admire an estate, they go to unwind in the quiet countryside.

We can cope with a handful but we do not need our local area changing, leave it be. The police are struggling with pratroling locally as it is, with many crimes left unsolved, why would you want to stretch them further?

There has already been a vast amount of new housing built within a stone's throw of this area. I want green fields, not a huge estate. More traffic is inevitable. This does not fit with Blaby's local plan.

Countesthorpe is being ruined, not the village it used to be. Traffic around the area has increased. We really don't need more houses around the area!

To include a low level community shopping and dining village with visual green space recreation areas to meet and greet, with enjoyable people and pet walking and cycling activities.

Also allow adequate visual and child play space around development housing to accommodate the additional c8 thousand cars safely and with minimum burden to the visual and local environment

This is being proposed in a prodomantly village location

All roads in and out have not been adapted since the villages were created

If this ever gets passed all routes into the garden village need to be via the main Lutterworth road

With no access routes via the village of Countesthorpe or Willoughby leys main roads which are literally countryside single lane near enough dirt roads

Upgrade Lutterworth road with several entrances into the new village

And ensure a independent school

And doctor surgery and facility for the youth is provided whether it be a form of village centre youth centre

And a family public house which familyâ€™s can enjoy so maybe get a chain involved like greene king or Marstons

And a young generation group : parish council type of people who can get involved

Offer the opportunity to self build in an area for people who would like to create their own houses at affordable land prices (recently been on tv in in Oxford)

Make any shops in the area at affordable rent to create local business opportunities which are viable

My concern with building any new home is that the building companies are doing it as cheap as possible and not thinking about the environmental impact of their savings. Solar panels are an easy start but public transport needs to be easily accessible too - it's not acceptable for people to have to walk 15/20 minutes to be able to reach a bus stop and they need to have seating for those less able to stand whilst waiting. Public transport needs to prevent excessive traffic so you need to know where people will be travelling to and make sure these routes are covered and maybe even subsidised to encourage people to use them. This development will have a negative effect on local villages and it's not fair on those who have chosen to live and build their lives there who didn't want to be on busy roads etc.

You need to make sure there's the basic requirements such as good schools from nursery to at least year 6 and then reliable public transport for reaching schools further away.

Countesthorpe can't have more cars from students attending it's college, they encroach on local residents driveways already. You need a good GP surgery - many are already finding it hard to fit people in when they need appointments. Space for local businesses to rent premises with charges that are reasonable - Countesthorpe business rates are far too high and this cannot be replicated in other villages. Village halls/community meeting spaces, allotments, shops with prices that aren't too expensive and push people to need to drive elsewhere, post office, dentist, food takeaways. You need to make sure people have what they need where they live so they aren't relying on driving to other localities when not needed as this adds unwanted traffic on the roads.

You need local nature areas for people to walk their dogs - something like Bouskell park in Blaby is good but you also need more trees. There needs to be trees and wildflower areas to benefit the wildlife and water spaces for nature that revolves around these places.

The homes need to be as self sufficient as possible in regards to energy needed. The climate needs to be given in depth consideration.

THIS IS NOT A GARDEN VILLAGE IT IS A WAREHOUSING LOGISTIC DEVELOPMENT
Tritax the company behind this development are the same billion pound company behind MAGNA PARK -HINCKLEY FREIGHT-and RUGBY SYMMETRY PARK and dozens more of huge scale warehousing with tenants such as AMAZON TESCO DHL EDDIE STOBART the list goes on

Since the launch of Whetstone pastures development I have been researching TRITAX as a company to see where there main core of business lies and it is not in developing "Garden villages" with inspiring streets and beautiful buildings as there glossy brochure states but more along the line of some of the largest logistic warehousing sites in Europe! And the housing development being sold to us as a quintessential English village is to merely divert from the true main focus which is to achieve planning on green fields for this logistics park which will ultimately turn this beautiful green area of Leicestershire in to a major hub for logistic distribution do not be fooled into thinking they are offering a slice of picture perfect English village life they are not ! Ask yourself why they have barely disclosed their true intentions to build a logistics park on 450 acres MAGNA PARK Is 550 acres! Just think what this will do to our surrounding villages? I urge everyone to research Tritax for themselves and go and look at some of there other developments and the devastation they have had on the area then go and take a look at MAGNA PARK or DIRFT at Crick and see for yourselves what our future looks like if TRITAX achieved planning for the so called Garden Village

We must not be complacent as Tritax are already advertising on their website that Whetstone pastures/Symmetry Park are included in their portfolio as projects that are due to be delivered soon cementing even further that a company as commercial and financial strong as TRITAX have all but had the ink dried on the planning permission of this development if we don't act now !,

This is not about serving the local community or helping the enviroment. It is about making money both for the land owner and the developer. It is about destroying more healthy farmland and a natural enviroment for many birds and animals.The road system in the surrounding area is only just coping now, how will it cope with this increase. This farm also has large wooded areas that would I assume be lost,so the planting of 250 in trees countesthorpe would not be as helpful as it should be.

Very concerned regarding proposal to build between 3500 & 6000 new homes only 3 miles away from New Lubbesthorpe development of 4500 new homes

Lack of thought for sustaining a greener environment ie solar powered energy, electric vehicles charging points, cycle paths, storage of cycles, footpaths

Concern for the environment, loss of green spaces, we should be protecting our green areas. Using green spaces reduces land to back British farming, increase chance of flooding new & existing homes, disruption to wildlife

Look at using existing empty homes/buildings which are empty or develop brown site land- NOT GREEN

New developments always generate increased traffic

Lack of infrastructure-medical, community centre, schooling, open spaces, bus routes, shops.

Thousands of new houses but unlikely young people will be able to afford them

This large development is not part of Blaby district council's development local plan & the two may not work well or at all together

Whetstone Pastures?Are these the same pastures that you will be concreting over to build this massive development?You talk about the importance of the environment to your plans and how you can make the village a green place but anything you do will only make this area much less green than it already is.Also,I should point out that just slapping the word "Garden" in front of something does not make it any more palatable or welcome.Perhaps you can tell the new residents about the "Garden" motorway they will be living next to?You should try and develop on existing urban and brownfield sites and improve the environment there rather than this huge and unnecessary destruction of green belt land.

THIS IS NOT A GARDEN VILLAGE IT IS A WAREHOUSING LOGISTIC DEVELOPMENT
Tritax the company behind this development are the same billion pound company behind MAGNA PARK -HINCKLEY FREIGHT-and RUGBY SYMMETRY PARK and dozens more of huge scale warehousing with tenants such as AMAZON TESCO DHL EDDIE STOBART the list goes on

Since the launch of Whetstone pastures development I have been researching TRITAX as a company to see where there main core of business lies and it is not in developing "Garden villages" with inspiring streets and beautiful buildings as there glossy brochure states but more along the line of some of the largest logistic warehousing sites in Europe! And the housing development being sold to us as a quintessential English village is to merely divert from the true main focus which is to achieve planning on green fields for this logistics park which will ultimately turn this beautiful green area of Leicestershire in to a major hub for logistic distribution do not be fooled into thinking they are offering a slice of picture perfect English village life they are not ! Ask yourself why they have barely disclosed their true intentions to build a logistics park on 450 acres MAGNA PARK Is 550 acres! Just think what this will do to our surrounding villages? I urge everyone to research Tritax for themselves and go and look at some of there other developments and the devastation they have had on the area then go and take a look at MAGNA PARK or DIRFT at Crick and see for yourselves what our future looks like if TRITAX achieved planning for the so called Garden Village

We must not be complacent as Tritax are already advertising on their website that Whetstone pastures/Symmetry Park are included in their portfolio as projects that are due to be delivered soon cementing even further that a company as commercial and financial strong as TRITAX have all but had the ink dried on the planning permission of this development if we don't act now !,

This proposal is reckless; it assumes local communities are in favour of decimating the existing rural area by the development at Whetstone Pastures, and takes no account of the surrounding villages and road infrastructure, or the impact this will have on them. It provides no planning justification, nor does it demonstrate how or where the thousands of new homes and logistics could be provided within the constraints of the site. The map does not identify flood meadows bordering Whetstone Brook. Building on this agricultural land will cause flooding issues either within the area, or further downstream, as Whetstone Brook feeds into the River Soar which floods regularly. Moreover, it shows contempt for environmental issues and global warming by proposing building thousands of houses, a logistics park and an additional motorway junction and motorway services area (Junction 21 and Leicester Forest East services are only a few miles away)! Priority should be given to regenerating Leicester City Centre and brownfield sites before creating further urban sprawl and preventing south Leicestershire residents enjoying their local countryside.

Moreover, there is no mention of the two locations where Anthrax outbreaks occurred on Whetstone Pastures Farm.

How is building an Industrial park and 6000 houses a Village?! Please leave our beautiful countryside alone, Countesthorpe has already had mass housing developments. Our green fields are much more important.

Create new bridleways. The development will put more traffic on the road and plenty of equestrians, dog walkers, ramblers, runners etc. would love to get off the road.

Plant more trees than you chop down.

Provide plenty of green space.

Create a self supporting road infrastructure rather than increase traffic through local villages.

The surrounding villages already have more than enough traffic going through them, this proposal does nothing to address this or accounts for the increased traffic that will occur if

this proposal goes ahead.

Why is this development needed, especially considering that New Lubberthorpe is still being constructed, which addressed the housing requirements for the area.

What is the plan for the "disused" railway, which is used by the local communities?

I have grave reservations about this development and question the premise upon which it is established. The fact that anyone would consider building homes so close to a Motorway with all the potential health hazards associated with major roads is extremely worrying. Just looking at a map shows that "Whetstone Pasture" is disproportionate in relation to other developments in the area. Existing settlements have grown up organically. The Whetstone Pastures Plan appears to be an experiment in pseudo rural development which is being used to industrialise another huge area of Leicestershire by the back door. Aside of this, there are many outstanding issues in the established communities that need to be addressed. Adding to the population in the area will not relieve them.

Will it improve long standing major infrastructure issues for existing communities? If the answer is "No", then we should be pressing to get things right for the people who already live here before opening the doors to this scheme that detracts from the work of the countryside which is growing food, nurturing livestock, conserving habitats for wildlife, encouraging diversity, optimising water courses and land, in order to alleviate and prevent flooding.

I appreciate the need for housing across the board but does a development like this meet the country and county's priority housing needs? Needs such as those who are disabled, elderly, in need of social housing, individuals and families in temporary accommodation, rural homelessness and unaffordable rural house prices?

In these uncertain and changing times it seems premature to consider a project with such far-reaching implications.

I am strongly opposed to the development at Whetstone Pastures. I moved to Countesthorpe from London (not into a newly built house) 7 years ago and have been alarmed by the rate of destruction of the countryside both here and in the surrounding areas.

There seems to be a race to join all the local villages into one giant conurbation before the government comes to its senses and realises that we need some space between the houses in order to provide the necessities of a healthy life. Indeed, in a previous submission to a very much smaller development one local resident wrote "The residents of Countesthorpe understand the need for new housing in the UK to support population growth. However, we feel that our village has already had more than its fair share of development over the years. The spaces between Countesthorpe and neighbouring villages are shrinking and we are losing our village identity."

The site of the Whetstone Pastures development abuts the current building line of Countesthorpe and alarmingly several other settlements and so, if allowed, this development would physically enlarge this village. Looking at even quite recent maps of the village show that the rate of expansion of this village is not sustainable.

Also, comparing the stated acreage of the new "village" to that of Countesthorpe and then to the map provided for this consultation, this seems to be vastly understated and in reality, the existing area of our village would be totally dwarfed.

The population of Countesthorpe has grown by over 200% since the early 1960s, far in excess of the national average and made possible by the huge number of houses built since that time. Adding another more than 3,500 homes to the immediate area WILL inevitably have a catastrophic effect on the wider infrastructure of South Leicestershire.

Local flooding is a problem and parts this area are regularly under water because the run off and limited soakaway are demonstrably ineffective. The loss of a further 441 hectares of green space cannot help this increasing phenomenon.

With the advent of Covid 19 and the consequential changes to working practices one

wonders if your calculations on employment are overly optimistic. Not everyone in your new 'village'™ will want to work in a warehouse.

Also, with the uncertainty of the effects of 'Brexit'™, the loss of such a large tract of prime agricultural land is recklessly irresponsible.

This area constitutes a considerable loss of wildlife habitat which again when added to the loss of habitat suffered by recent developments has a cumulative effect.

Add to all of this the massive influx of traffic that is being proudly invited to the area, yet without practical understanding of existing issues that already blight the area.

So, I would reiterate that my objection to this proposed development is based on unsustainability, the annexing and extending of the our village boundary, the loss of countryside and associated food production, the alteration of the character of the area and the impact of increased population on the already inadequate infrastructure.

Laying concrete over 931 acres of green belt is something that the developers, council and landowners should be ashamed of. I completely agree, that people need places to live but given that nearly every where I drive, houses are being built, new developments in progress and having only just had new Lubbesthorpe built and still not completed, why do we need another vast development of a so called 'Green Village'™ in South Leicestershire. And as you have quoted 'Whetstone Pastures provides an opportunity to plan for sustainable and deliverable long-term growth for the district instead of piecemeal development in existing villages and settlement throughout Leicestershire'• please release communication how you plan to monitor/police this. Will caveats or laws be put in place stopping new local developments?

Increased pollution, busy roads, miles of environmental damage, wild habitats destroyed, the list goes on. This is not a 'Unique'™ and 'Special'™ standalone community. Has the BHS been engaged as a stakeholder? As well as the local residents, there is a large equestrian community in the surrounding villages that will be hugely impacted. What precautions are you putting in place to ensure everyones safety and provide alternatives to the roads that will become increasingly busier.

'We want to encourage as many people as possible to review the documents and provide feedback over the remaining weeks, especially young people whose views are all important to future development'•. Please read all of the negative comments you have received on your website, on news articles and reports, on social medial, to me, there are a lot more negative responses than there are positive.

Villages such as Willoughby, Countesthorpe, Cosby, Whetstone will become one big town.

I've read all the idealistic comments on here. I'm a property professional and believe me, much as I wish it were not, nothing will stop this going ahead! Don't waste your time and emotions, at the various stages ahead the under resourced LA will simply be eaten alive by a phalanx of Barristers, planning and ecological consultants. When it comes to planning permission money talks and lots of money will talk louder than dissenting voices.

Please don't ruin our lovely countryside there are lovely villages around this area we don't need this 'garden village' we all move to a village for a reason to enjoy the lovely countryside that is around us it would be awful for it to be built on. We don't need this there is enough building of housings estates as it is. Whetstone Countesthorpe Cosby Willoughby Ashby Magna they are all lovely places and it would effect them all !!!

It is a must the road networks are improved significantly. Furthermore, some decent walkways between villages etc.

Environmental vandalism on an industrial scale, presumably food production will not be a future requirement.

New roads should have be planned and well considered before you spend a fortune attempting to 'sell'™ the idea of a wonderful new housing estate. Without the expressway or the new motorway junction being approved, the additional of up to 6000 new

homes will gridlock all local villages that are already full of traffic and parked vehicles on main roads. I've seen or heard nothing yet that convinces me that this huge estate will bring anything but lost green space, lost natural habitat and increased pollution, no matter how "environmentally friendly" you try to promote it.

This area has been subjected to significant amounts of development over several years which has caused the green spaces between villages to disappear at an alarming rate. The knock on effect of these developments has already created dangerous levels of traffic congestion on the A426 and through surrounding villages whose narrow roads are totally unsuited to the volumes of traffic now seen. The situation is compounded by regular closures of the M1 due to accidents and roadworks and the cancellation of the Eastern Distributor road which was much publicised as the means of support to allow for such huge developments as this to be built here begs the question on what justification can this "garden village" be promoted as an improvement to the area? History has shown that promises to provide community infrastructure are hollow with building companies only interested in the profit from the number of houses they can cram into the available space rather than extra service provision, gardens, green spaces and the natural environment. This part of the county has reached saturation point for building so to preserve existing villages and what is left of the countryside the scrapping of this overambitious scheme in this area is the only sensible option.

Please can all the infrastructure be to the highest standards or insulation, security and design not just what is acceptable at the current time. It should be possible to provide houses with latest solar/thermal/wind renewable and car charging capabilities built in at the design stage. I would expect the planners to be able to provide detailed specifications of each dwelling and these only be allowed if they meet the required standards which are set by the local community not the local planning authorities. I suggest these standards be devised and agreed first before any further plans are presented.

To scrap this project, a development of this size will just be to the detriment of the surrounding area. My suggestion is to develop brown site land and invest in run down parts of Leicester which need improvement and rebuilding encouraging people back to the city and surrounding areas, rather than ruining more countryside as it's cheaper to develop.

I love how this project is using the words "garden village" and "pastures" when realistically is going to be like every other monstrosity of a new build site, every house looks the same, tiny gardens, small roads, packed on top of each other, built poorly and completely unaffordable. If you have to come up with a scheme to make housing affordable, it isn't affordable.

This isn't about community, investment, helping people or jobs. It's about making money quickly and delivering very little. You should be ashamed of yourselves.

Stop destroying the countryside.

Include a section of tiny houses....ideal for singles or young couples or over 50s single women...with food growing possibilities and lots of fruit trees....

The government and councils do not care about villages, the villagers or the environment. All of their "pretend efforts" with solar power and / or wind turbines are just a ploy when they just want to build as many houses in as little space as possible to receive the most amount of tax money!

If the "environment" is of any importance then stop destroying green land and only allow new builds on wasted land. There are so many run down areas / industrial estates in south Leicestershire which are empty and look an eye soar. I very much doubt any councillors have new build estates in their back gardens, it will be made sure it is way out of sight for them

So many new estates being built making the richer even richer and proves the government are only looking at the financial benefit rather than the environment

I farmed 250 acres of the proposed new village site as a tenant farmer all my life until 4yrs ago when I retired. I find it hard to believe that any one could think it a good idea to build such a large new urban land scape only a few hundred yards from Countesthorpe and Willoughby and then try and disguise it by calling it a Garden Village. It will be twice the size of Countesthorpe, built on beautiful green belt country side. The extensive wild life that lives there including some endangered species will be driven out or killed off, not that the developers will give two hoots. Who in their right mind would think it a good idea to build on a flood plain with our extreme weather pattern getting worse or to build anew housing development with the M1 running through it. If there are 6000 new homes then consider 12,000 more cars on our small road net work. As I have informed Blaby council there are 2 Anthrax berial sites on the Land, one at Whetstone Gorse East and one at Whetstone Gorse West, these are potentially very dangerous if disturbed but they have never asked me if I know the location, they just don't want any thing to get in there way. I know that the Land owners and Developers plus Blaby Council have had there heads together planning this now for the last 3yrs , they only ask us now for our view when it is very difficult to fight it with a pandemic going on. Blaby Council hide behind the fact that no planning permission has yet been applied for, but they are behind it and will be very ready to give it. The Landowners ,Developers and Council are only looking at the money they will all make out of it and we will all be left to cope with out come.

What will happen to the big house? It is a beautiful building inside and out. Could it be used as a community centre, library, G P surgery, Cinema, part of a school, bridal centre the possibilities are endless. It would be a sin to demolish it

There are no major roads to connect other than the Lutterworth Road which is, as a single lane carriageway, already has far too many vehicles on it. This will result in all the surrounding roads, (built for when most villages were smaller than today and with far less cars per household) carrying the extra traffic. Willoughby Road, Cosby Lane, Holt Lane, Shuttleworth Lane to name a few. How will this be dealt with. Will they be shut at one end to avoid villages and small roads being used as rat run, endangering walkers, joggers, horse riders too name a few, many who have built a life in these villages to pursue such hobbies. The M1 is already frequently congested so adding another on/off road here will not help,...

Appendix N – Feedback received via telephone, e-mail, and letter

Feedback via telephone, e-mail and letter
<p>Well after reading about this new plan, how can it be natural to the environment??? Your taking green land and building more houses. This isn't doing the environment any good this why we have more floods, we've losing wild life etc the list goes on. We being told cut down on using and doing things to save the environment, and your going to build this!!!! Amenities well we are losing a lot of these for online shopping so why we need more, healthcare why not help the surgery's that are already operating and needing more room etc, logistics park we have one just down the road why we need more I don't know why! up date Magna park to save them Warehouse's going to ruin. Look after the villages that are around and help them, town centres are die'in why not build houses in the town centre's save the green areas People like you are ruining the future for the young ones</p>
<p>I live on the door step of your monstrosity you are proposing and I am alarmed by the size of it. Do you live in the area? Or are you the people who live miles away and put this mess on our community. We love are countryside the walks the peace just leave it alone once it's gone it's gone for good along with the views, the wild life. The area is awash with new builds how much more land are you going to destroy I am fed up with it. Build houses on old factory land not here and please stop putting leaflets through our doors. You are not wanted around here so go back and destroy your own back door. Thank you for reading I am a normal working class person not environmentalist, not a protester, but I do love the bit of space we do have around here at the moment which is disappearing at an alarming rate at present</p>
<p>Wow. You've got a battle on here, my friends. The expected greed of local farmers and Tritax knows no bounds as you concrete over the County, aided and abetted by our Tory representatives on LCC and Blaby DC, as well as Robert 'Cash for The Party coffers In exchange for planning consent' Jenrick (allegedly, of course!) Living next to the M1 where the noise and pollution will be a disincentive, the additional traffic along the A426, the sub-standard accommodation that will be thrown up (my son's a building surveyor who knows the ins and outs of the poor quality of much contemporary housing construction), a Logistics Park that could easily be incorporated at Magna Park and the pressure on services all because of corporate greed and the greed of the custodians of our countryside. It's a fight you may win but we are going to make it tough going all the way, sunshine!</p>
<p>Hi there, just had the leaflet through about this disgusting idea of a development. This will not go down well in an area already saturated with cars & people. Nobody i have asked thinks its a good idea. Don't underestimate the power of the local community when we get together to stop this</p>
<p>Thank you for taking the time to speak with me yesterday and listening to my concerns I have attached a copy of the site that Tritax have put forward as the land they are looking to develop so as to better show the position of our home and I have outlined in black where our house is located and the blue line shows the public footpath that runs alongside our garden and over the railway line footbridge across to Cosby golf course so you can see that any development in the fields directly to the front and to the side of us would have a devastating effect on our home and our lives not only from the very fact that we live here because we love and choose to live in the open country side and this would be taken away from us but also a development of such a monumental size would potentially make</p>

our homes unsaleable or drastically reduce their value particularly if the development was to be warehouses as opposed to residential development and as TriTax is a company that specialises in larger scale logistics real estate I can only assume this will be the focus of their development plans?

We expect that developments throughout the country are inevitable but to see 1000 acres of beautiful countryside be lost for ever is unthinkable, I have lived in Leicestershire all my life and grew up in Bitteswell the village next to Magna park and have seen first hand how logistic developments such as Magna park can impact on people's lives and the countryside without the utmost care, consideration and sensitivity towards the wildlife, habitat and the mental well-being of the local residents

If any development was to go ahead in the fields this side of Shuttleworth lane we would ask that during the planning stage that the Tritax planning team take into consideration the residents of Shuttleworth Lane and minimise any visual and noise impact the development would have and try to look at the possibilities of making the fields that surround the homes and along Shuttleworth Lane designate wild life walks capitalising on the footpath that is already used and enjoyed by many families and walking groups that walk from the village through the golf course over the footbridge and along the fields to enjoy the incredible amount of wildlife that live in the hedgerows and trees of the old railway line and come into the fields to feed.

To summarise I would ask that the planning team to at least consider the following:

Minimise the damage to the wildlife by safeguarding the habitat along the old railway line and the fields directly to the side of them

Encourage even further wildlife by planting trees building ponds and retaining the footpaths through these fields and therefore giving not only the local residents but visitors to the area a beautiful place to walk and visit

Also giving the residents of Shuttleworth lane the peace of mind that with this new development does not necessarily mean the loss of our beautiful countryside and the wild life but also that Tritax have considered and minimised the financial impact that their development would have on the value of our homes and therefore the financial security of those of us that live along Shuttleworth lane and would therefore be directly impacted by the development

I very much look forward to hearing from you and any feedback regarding the development would be very much appreciated

Please find attached a letter from Willoughby Waterleys Parish Council in connection with the above.

You sent me in the post a notice about Whetstone Pastures and I have been looking at the website to learn more. I am interested to read the Vision Document, but the print on the site is too small for me to see. Is there a print version that you can send me?

I live in Countesthorpe and would like to respond to the consultation process.

I look forward to hearing from you.

Good afternoon,

Why are we getting this on top of the proposed 'Lutterworth East'? All our local farm land will be lost and the odd green space is not going to replace areas that are designed to feed people. Why can derelict areas not be utilised?

Appreciate your time today.

I am aware that I am really early in my introduction however as a resident of Whetstone for the last 20 years and a lifetime resident of the area I am keen to engage at this time. I

have also worked locally for well over 30years.

Elhance are a Blaby based (we are just off the roundabout near the Dog and Gun pub/CO-OP store) roofing and cladding company, we supply and install most types of roof and wall materials/systems, I note that as part of the Whetstone Pastures build a large warehouse will be erected – this would be a project very much within our capabilities and I would be keen to ensure we receive the opportunity to provide our quotation when the tender is released.

Being part of the community from a personal and business level I see the benefits of the proposed build and the employment it will create, we live in a beautiful area that I feel will thrive as things develop for the good.

As part of the procurement process I assume that local businesses will be encouraged to engage with yourselves to allow them (us) to 'have a shot' at trying to secure good local work that is always an advantage to have. Elhance have undertaken local projects the most recent being the new Baptist Church on Dog and Gun Lane in Whetstone. We work with a number of mid tier key main contractors as well as having the capabilities of managing projects ourselves as a main contractor.

As things progress please also know that we would be happy to work with you to develop the right specification for the build using our knowledge and supplier input – as you advised we may need to engage with Tritax to become accepted as a supplier to allow us to have any opportunity going forward to also include other projects they may be involved in.

If you could keep my details for future contact and also please do pass them onto Tritax if this is the right route and I hope that as things move forward we will be kept updated, if in the meantime you need any further details please do feel free to contact me.

Many thanks and regards,

To whomever it may concern,

I composed a research paper on the climatological, economical and biodiversity impacts of lawn mowing. To truly meet the green ideas you propose, you must with honesty consider the effects of lawn mowing, and as such impose some sort of lawn mowing limitation stipulation into the housing contracts or at least encourage through noticeboards awareness of the detrimental effects of this archaic habit. This data is wholly backed up and your involvement in this field in such a way would set a very important precedent for future new settlements. Would you like me to send you my research?

We live on Shuttleworth Lane, Cosby and are very concerned about this new development, which would have a major impact on where we live. Shuttleworth Lane is a narrow, country road, already overused as a cut-through by vehicles often travelling at speed. It is dangerous at times, particularly at night, as there is barely room for two vehicles to pass. It passes through a beautiful golf course and leads down to Cosby village, which has a small, pretty centre and several historic, listed buildings, but there is already congestion here from existing usage.

So could you please tell us where all the extra traffic from a new motorway junction and thousands of new houses is supposed to go?

In addition, Shuttleworth Lane is not suitable for heavy lorries, either in the construction phase or from future development, as it is too narrow, there is an old hump-backed bridge, potholes and badly crumbling verges, which have to be regularly repaired.

No matter how you market it, this will not be a 'garden village', it will be a large, sprawling development which will destroy a lovely rural area and several historic villages.

We wish to be registered on the webinar, to follow the progress of this situation.

Yours faithfully,

Dear sir or madam.

We purchased a plot of land on Shuttleworth Lane Cosby in 2018 and are now in the process of building a purpose built house for my severe disabilities. Our new address Will be Lavender Barn Shuttleworth Lane Cosby Leicester LE9 1RF. This plot is situated to the side of September House.

We chose this area for the open countryside, views, wildlife and peaceful surroundings mainly for my health and wellbeing.

We would like to raise concerns for the proposed plans to build a logistics Park adjacent to our properties. As this development will be of considerable size we feel would have a devastating impact on the reasons we purchased our land. This we feel would devalue or make our home unsaleable. Wildlife and countryside will be impacted as well as noise. If any development was to go ahead we would please like sympathetic consideration to be taken when planning to the side of September House. To protect the residents on Shuttleworth Lane and others who visit this area for walks and enjoyment. To protect wildlife and countryside including the disused railway line. To encourage thoughtful landscaping and tree planting along these boundaries to maintain an area to live and visit. We look forward to hearing from you regarding this development.

In response to the request for feedback on your Whetstone Pastures vision document, I consider that the proposal to seek a Garden Village development within the next 10-15 years is inappropriate and premature. I also have serious concerns about the local highway network capacity. Major developments proposals should be located where good access can be provided to the strategic highway network and, or close to public transport infrastructure.

My concerns about highway capacity are provided on the basis that the majority of residents would be travelling north, south and west when exiting the development. East bound travellers would, in all probability access the A14 from the M1 and are therefore included with my comments for south bound travellers.

The timing of the development would suggest that the proposals were predicated on the basis that the A46 Expressway would be completed within 10years or so. This is not going to happen. The A46 Expressway including a new local link to the M1 were dropped in October. This road would have provided a good link for traffic travelling north, south, west. The Leicestershire County Council development known as Lutterworth East will provide an eastern by-pass of Lutterworth and an improved link to the M1. This is to be welcomed. However, until this new road is approved and development assured, south bound travellers from Whetstone Pastures would access the M1 and A5 via Lutterworth High Street. Congestion is already a regular occurrence and it only requires one parked lorry unloading to a shop for grid-lock extending both north and south of Lutterworth town centre. Travelling to the M1 via Bill Crane Way and the road network beyond would significantly extend journey time and mileage and is therefore unlikely to be used. Local westbound travellers would likely use the Broughton Astley bypass but in my experience during peak hours, notwithstanding recent improvements, there can be significant delays at the B581 - B4114 Junction. Thereafter accessing the A5 at Smockington Hollow for northbound travellers during peak hours is always challenging and can be dangerous!

Northbound travellers towards Leicester, Fosse Park and the M1 already experience significant delays during peak hours and also during their afternoon/evening return journeys. I believe there is limited scope to improve traffic flows along the Enderby and Aylestone Roads but I shall look forward to reviewing the developer's proposals to mitigate these congestion areas.

In my opinion a development of this scale should be sited south of Lutterworth thereby providing good access to the M1, M6, M45 and the A5, or near to junction 22 of the M1 or near to the Leicester - Nuneaton railway line.

Regards

Good morning, after looking at " The Vision" and I am totally lost for words... I have so many questions.... Firstly, how many of the people who have put this idea forward live anywhere near this preposterous development? Second this may well have gone completely over the heads of "the designers" of this development but people have to pay a premium to buy a house in a "little" village, and after this development Cosby will NOT be a little village so are people in the village going to get a payment from you for all of a sudden living in a town? Another question is if birth rates are falling dramatically in the UK why do we need more towns? and who can afford the new houses in them?. I work in Lutterworth which has the massive development of magna park that has a few EMPTY units, also next to the M1 junction another empty unit (for well over a year) and on the A5 next to the M69 junction is a massive unit sitting empty WE DO NOT NEED MORE..As you can probably tell I am not happy at all about this ridiculous idea, We have had enough of all these stupid ideas, along with Lutterworth east . Why noy build next to the motorway in unpopulated areas? or is that a bit too close to the developers mansions and they do not want to have another town on their doorstep? Please can you tell me how the local road network will cope? the roads are rammed full every day from 6am onwards I travel locally day in day out and have done for over 30 years and it has never been as bad as it is now so why would you want to add more misery to people's life then there already is? awaiting you reply and a few answers please

I would like to formally register my objection to the development of Whetstone Pastures.

I am objecting as well to the new four million square foot logistics park, and the attendant Lorry and commuter traffic, plus where is the junction for the M1 going to be located?

A ban on lorries coming through the village except for deliveries, and any other measures to mitigate the effects on the village of Cosby would need to be enforced.

If I should object via another means please direct me clearly to the exact place as on the website I can only find a form asking for feedback on how it can be done well, no option to register 100% objection

I feel compelled to write to you as I am deeply concerned after reading your vision document, having received your flier through the door before Christmas.

As a local resident my family and I have enjoyed walking, cycling and running in this green area. Whilst it is a sanctuary of peace outside the urban area, it is also close enough for not only the populations of the surrounding villages but also residents of the city of Leicester to enjoy walking and cycling along its lanes and footpaths. It has been a godsend in lockdown.

Your vision statement refers to there being "no International or National statutory designations covering the land" However, there have been signs on fencing along Hill lane and at the local fishery stating that it is a conservation area. There therefore appears to be some confusion, and this will need to be carefully researched. At what point were they designated as conservation areas?

It is important to note that this is an area where there are a number of skylarks nesting in the spring. In past years there were signs on field gates here asking the public to take care due to ground nesting birds (although this may have referred to the partridges which are frequently seen in this area). These signs have now disappeared but we are very lucky that the skylarks are still there. The open fields and grassland in the area have allowed these ground nesting birds to breed here, whilst in many areas of the UK they are in serious decline; they are on the RSPB conservation red list meaning that they have declined by at least 50% in the last 25 years. We are very fortunate in this area to still be

able to see and hear them over our fields in spring and summer, and it would be a scandalous disregard for the local environment not to take them into account in any decisions about the land use. The RSPB can advise farmers on ways to encourage skylarks. I seriously doubt whether building not only thousands of homes with their necessary infrastructure but also a logistics park in the area will allow skylarks to survive in this area of south Leicestershire.

Added to this concern regarding the ecology and vegetation of the area, Blaby District Council itself in its Settlement character assessment makes a recommendation to “conserve mature groups of trees”. There are many such trees in the area covered by your project, including, that I know of, very mature trees between Hill Lane and the Whetstone brook. To fill the spaces between them with housing and a logistics facility is to destroy the habitat of the skylarks and other birds such as greater spotted woodpeckers and fieldfares who live there.

The reference on your Natural Environment page to “Protecting, conserving and enhancing existing wildlife habitats” is a very beguiling title, but, in view of the above, I fail to see how existing wildlife habitats can be best protected, conserved or enhanced with the proposed development.

On the vision page regarding Health, you refer to “embedding health and well-being” into the ethos of the project, including active lifestyles and green spaces. This is already a beautiful green space which enables the local population to keep fit and enjoy nature in a safe environment. If local landowners are interested in promoting active life styles and investing in the area they would do well to promote more woodland walks, create more designated safe cycle routes between villages and the city, and develop the fishing lake facilities instead of creating more homes and roads, thereby greatly increasing road traffic and air pollution.

The Health page also refers to community farming, healthy eating and school farms. This could be done by developing and extending the existing Whetstone pastures pick your own farm site, by inviting education bodies, health, catering and outdoor pursuit experts to advise on developing the land, including finding sponsors who could invest in its development. More housing will prevent not promote health and well-being in the district.

Your vision also refers to “Working towards net zero Carbon 2050”. This is at odds with the fact that you are deliberately locating the project with “easy access to the major motorways, ports, railways and airports”. It is impossible to justify the promotion of the site’s proximity to motorways and airports whilst working towards your “self-sustaining low carbon community”. This is, however, hardly surprising when we look at the company Tritax which is supporting the local landowners in this project. Tritax symmetry is seemingly an arm of Tritax Big Box REIT plc, which is dedicated to investing in and funding of pre-let logistics facilities in the UK. Their ambition is to be “the pre-eminent owner of Big Boxes in the UK and a leading low-risk, income-focussed REIT”, providing an “attractive, secure and growing income for shareholders”. This is a company looking primarily to develop its logistics business rather than building successful, sustainable low carbon communities which are beneficial to local residents today and into the future. It does not seem a suitable company for Blaby District Council to be trusting to work towards net-zero construction, let alone a healthy environment for local residents, flora or fauna.

On the Blaby District Council Whetstone Pastures planning page on their website it states that they will ensure that “any scheme that comes forward would offer the highest quality sustainable outcome for existing residents of the District and future residents of the development itself.” I will urge them to think very carefully about the huge and lasting damage that this development will have on this corner of south Leicestershire before

agreeing to partner with this company or include the development on their emerging local plan.

I will be contacting Blaby District Council and will be looking to collaborate with others to build momentum in preventing this development from going ahead.

Yours faithfully,

Hello there,

We have just read your proposed vision of a garden village at Whetstone Pastures and we are absolutely horrified at the prospect of this. This is our worst nightmare; the fields that we happily cycle past and walk in be turned into a huge housing estate. No thank you we say.

I am very concerned at the proposed development of Whetstone Pastures and have outlined some key concerns here. I would urge you to consider these very carefully and allow sufficient time and notice to enable residents and other stakeholders to contribute to the discussions and final outcome.

I feel compelled to write to you as I am deeply concerned after reading the Whetstone Pastures vision document, having received the flier through the door before Christmas.

As a local resident my family and I have enjoyed walking, cycling and running in this green area. Whilst it is a sanctuary of peace outside the urban area, it is also close enough for not only the populations of the surrounding villages but also residents of the city of Leicester to enjoy walking and cycling along its lanes and footpaths. It has been a godsend in lockdown.

The vision statement refers to there being "no International or National statutory designations covering the land" However, there have been signs on fencing along Hill lane and at the local fishery stating that it is a conservation area. There therefore appears to be some confusion, and this will need to be carefully researched. At what point were they designated as conservation areas?

It is important to note that this is an area where there are a number of skylarks nesting in the spring. In past years there were signs on field gates here asking the public to take care due to ground nesting birds (although this may have referred to the partridges which are frequently seen in this area). These signs have now disappeared but we are very lucky that the skylarks are still there. The open fields and grassland in the area have allowed these ground nesting birds to breed here, whilst in many areas of the UK they are in serious decline; they are on the RSPB conservation red list meaning that they have declined by at least 50% in the last 25 years. We are very fortunate in this area to still be able to see and hear them over our fields in spring and summer, and it would be a scandalous disregard for the local environment not to take them into account in any decisions about the land use. The RSPB can advise farmers on ways to encourage skylarks. I seriously doubt whether building not only thousands of homes with their necessary infrastructure but also a logistics park in the area will allow skylarks to survive in this area of south Leicestershire.

Added to this concern regarding the ecology and vegetation of the area, Blaby District Council itself in its Settlement character assessment makes a recommendation to "conserve mature groups of trees". There are many such trees in the area covered by the project, including, that I know of, very mature trees between Hill Lane and the Whetstone brook. To fill the spaces between them with housing and a logistics facility is to destroy the habitat of the skylarks and other birds such as greater spotted woodpeckers and fieldfares who live there.

The reference on the Natural Environment page to “Protecting, conserving and enhancing existing wildlife habitats” is a very beguiling title, but, in view of the above, I fail to see how existing wildlife habitats can be best protected, conserved or enhanced with the proposed development.

On the vision page regarding Health, they refer to “embedding health and well-being” into the ethos of the project, including active lifestyles and green spaces. This is already a beautiful green space which enables the local population to keep fit and enjoy nature in a safe environment. If local landowners are interested in promoting active life styles and investing in the area they would do well to promote more woodland walks, create more designated safe cycle routes between villages and the city, and develop the fishing lake facilities instead of creating more homes and roads, thereby greatly increasing road traffic and air pollution.

The Health page also refers to community farming, healthy eating and school farms. This could be done by developing and extending the existing Whetstone pastures pick your own farm site, by inviting education bodies, health, catering and outdoor pursuit experts to advise on developing the land, including finding sponsors who could invest in its development. More housing will prevent not promote health and well-being in the district.

The vision also refers to “Working towards net zero Carbon 2050”. This is at odds with the fact that proposal is deliberately locating the project with “easy access to the major motorways, ports, railways and airports”. It is impossible to justify the promotion of the site’s proximity to motorways and airports whilst working towards your “self-sustaining low carbon community”. This is, however, hardly surprising when we look at the company Tritax which is supporting the local landowners in this project. Tritax symmetry is seemingly an arm of Tritax Big Box REIT plc, which is dedicated to investing in and funding of pre-let logistics facilities in the UK. Their ambition is to be “the pre-eminent owner of Big Boxes in the UK and a leading low-risk, income-focussed REIT”, providing an “attractive, secure and growing income for shareholders”. This is a company looking primarily to develop its logistics business rather than building successful, sustainable low carbon communities which are beneficial to local residents today and into the future. It does not seem a suitable company for Blaby District Council to be trusting to work towards net-zero construction, let alone a healthy environment for local residents, flora or fauna.

On the Blaby District Council Whetstone Pastures planning page on your website it states that you will ensure that “any scheme that comes forward would offer the highest quality sustainable outcome for existing residents of the District and future residents of the development itself.” I would urge you to think very carefully about the huge and lasting damage that this development will have on this corner of south Leicestershire before agreeing to partner with this company or include the development on your emerging local plan.

I will be looking to collaborate with others to build momentum in preventing this development from going ahead, and aiming instead for a high quality and sustainable environment for my children and the following generations to live in.

Would like to register my objection for the Whetstone Pastures Development. There is other big housing developments already underway Lubbethorpe etc and many warehouses empty at Magna Park. So until they full we dont want any warehouses blotting our countryside.

In response to the request for feedback on your Whetstone Pastures vision document, I consider that the proposal to seek a Garden Village development within the next 10-15 years is inappropriate and premature. I also have serious concerns about the local highway network capacity. Major developments proposals should be located where good

access can be provided to the strategic highway network and, or close to public transport infrastructure.

My concerns about highway capacity are provided on the basis that the majority of residents would be travelling north, south and west when exiting the development. East bound travellers would, in all probability access the A14 from the M1 and are therefore included with my comments for south bound travellers.

The timing of the development would suggest that the proposals were predicated on the basis that the A46 Expressway would be completed within 10years or so. This is not going to happen. The A46 Expressway including a new local link to the M1 were dropped in October. This road would have provided a good link for traffic travelling north, south, west. The Leicestershire County Council development known as Lutterworth East will provide an eastern by-pass of Lutterworth and an improved link to the M1. This is to be welcomed. However, until this new road is approved and development assured, south bound travellers from Whetstone Pastures would access the M1 and A5 via Lutterworth High Street. Congestion is already a regular occurrence and it only requires one parked lorry unloading to a shop for grid-lock extending both north and south of Lutterworth town centre. Travelling to the M1 via Bill Crane Way and the road network beyond would significantly extend journey time and mileage and is therefore unlikely to be used. Local westbound travellers would likely use the Broughton Astley bypass but in my experience during peak hours, notwithstanding recent improvements, there can be significant delays at the B581 - B4114 Junction. Thereafter accessing the A5 at Smockington Hollow for northbound travellers during peak hours is always challenging and can be dangerous!

Northbound travellers towards Leicester, Fosse Park and the M1 already experience significant delays during peak hours and also during their afternoon/evening return journeys. I believe there is limited scope to improve traffic flows along the Enderby and Aylestone Roads but I shall look forward to reviewing the developer's proposals to mitigate these congestion areas.

In my opinion a development of this scale should be sited south of Lutterworth thereby providing good access to the M1, M6, M45 and the A5, or near to junction 22 of the M1 or near to the Leicester - Nuneaton railway line.

There are strong feelings within the village community and nearby villages, with regard to the proposal for a garden village at Whetstone pastures. This proposal incorporates the fields of Willoughby Road in Countesthorpe and the south facing fields of Countesthorpe. It is reported the algorithm has also been changed, so less houses will be built in the south of the country and more in the north. As a result will more houses be built in Leicestershire?

We live on Shuttleworth Lane in Cosby and are very concerned about the possible new development at the top of our lane, which is already overused and is a narrow country road, leading to a small, historic village centre. Can someone please tell us where the extra traffic from this proposed new junction and development would go? In addition, our lane is not suitable for heavy goods traffic, so construction lorries should not be allowed to use it. When is the next public consultation?

As I understand it, the purpose of the councils is to provide services for the residents of their parish/district etc. and ensure that the aforementioned residents' interests are protected.

As such, very disappointed that you're even considering the ghastly Whetstone Pasture scheme. This is wanton vandalism at best. Why on earth are you not standing up to the gross destruction of our green and pleasant land? Your job is to protect the district, not stand by as it's destroyed.

What is the situation with planning for this project and potential for it to happen?

Is there a map of Whetstone pastures development area of destruction of our countryside? Forget carbon neutral.

I received your leaflet concerning the above proposed development and my comments are as follows:-

1. I am frankly appalled at what is a blatantly opportunistic proposal which would see yet more green fields, hedges and wildlife disappear under concrete and impose yet more strain on the local road system and local facilities such as schools and doctor's surgeries. Your promises about building more of these facilities will no doubt turn out to be empty, as is usual with such developments.

2. The 'Garden Village' tag is simply an obvious attempt to make the development appear acceptable. In fact, as we all know, if, God forbid, permission is granted then the land will simply be carved up between the usual suspects - Barratts, Persimmon et al - and their usual house types will be plonked on the site at maximum density with maybe the odd scrap of grass. Certainly it will be nothing like the Garden Cities from which this cloak of so-called 'Garden Village' has been stolen.

3. To call this an 'exciting journey' is just ludicrous. It is depressing in the extreme that this area is threatened by such a huge and unnecessary development. I am thankful that it has no status within the Blaby District Council's Local Plan and I pray that it remains so.

May I say that your leaflet is extremely poor. I know the area well but struggled to identify where it was on the aerial photograph, and your plan is so small as to be unreadable.

Cosby resident.

Response recieved from the EA.

Response to Public Engagement

I live in Willoughby Waterleys and keep my horse stabled just outside the village on Holt Lane (approximately 200m to the south of the proposed development). I have several concerns I wish to raise about the impact of the proposed development on the local landscape and wildlife, the impact on the character of local villages, and the potential safety issues related to increased traffic. I would appreciate your response to my concerns and welcome further discussion on these matters.

Character of the Area

Various reports have stated that there will be between 3,500 and 6,000 houses built, and 4 million square feet of warehousing. Assuming 2.3 people per household (Office for National Statistics assessment) this would result in a population of between 8,050 and 13,800. Separately I have received a leaflet from Tritax Symmetry stating that the development has received Garden Village status. The term village suggests a small and friendly development, which is contrary to the size proposed. I have compared the size of local villages against the nearest town in the area based on the 2011 census to demonstrate my concerns.

Lutterworth (town) – 9,353 people

Willoughby Waterleys (village) – 327 people

Peatling Magna (village) – 210 people

Gilmorton (village) – 976 people

Bruntingthorpe (village) – 425 people

The development therefore is similar in size to Lutterworth town. The promoters should note that Willoughby Waterleys is a Conservation Area and make considerations as to how the development can complement the nature and character of the neighbouring villages. The developer must consider the visual impact of 4 million square feet of warehousing on the character of the area, and the green space it will envelope. It is obvious that a reduction in the overall size and scale is necessary in order not to have an irreversible and unacceptable visual impact on the local area. I expect that if an average village were built it would be met with more than support than the scale of the proposed housing and warehousing scheme.

Loss of Wildlife

Loss of 931 acres of green space will inevitably displace local wildlife. The area is home to bats, badgers, foxes, deer, owls, hedgehogs and many other species, whose populations are ever decreasing and whose natural homes will be taken by the development. The promoter should publish whatever ecological surveys have been undertaken thus far, to give clarity as to the volume of habitats that would be lost. It should also ensure that an area is ringfenced within the overall development to create habitat mitigation sites to translocate displaced wildlife. Naturally the appropriate area for these sites would be the green space between the development and neighbouring settlements, thereby having the double benefit of creating a green corridor between the housing estate and local villages.

To compensate for the loss of green space the developer should also consider planting a significant amount of vegetation, which also provides a means of screening the housing estate and warehouses from local view. The added benefit to this is mitigation of the volume of noise and light pollution which will inevitably impact local villages. Mature trees should be used, as typically developers that plant young trees do not maintain them for long periods, causing the demise of many of them.

Traffic Increase

As a resident of Willoughby Waterleys I am extremely concerned about the potential increase in traffic in the area. The lanes are a narrow and winding haven for horse riders, cyclists, walkers and runners, and an increase in traffic would have an adverse impact on the safety of such groups. I recommend that the new housing estate and warehousing has its own access points, which do not lead directly to the lanes in the surrounding area. It is also appropriate for the developers to include signage to educate drivers new to the area that they should slow down and adhere to the Highway Code.

Willoughby Waterleys and surrounding villages have a thriving equestrian population. My particular concern as a horse rider is the increase in traffic to Holt Lane and Willoughby Waterleys. On the below photo I have highlighted my usual riding routes in red, which are used by many riders. Many drivers do not know how to pass horses safely on the lanes, and the development will increase the danger to us. Whatever development is build adjacent to country lanes should be self supporting in terms of its road infrastructure to prevent accidents. I draw your attention to an article published in Horse and Hound this week noting 4 horse deaths in 6 weeks this year

(https://www.horseandhound.co.uk/news/four-horses-killed-in-separate-road-collisions-in-six-weeks-735686?fbclid=IwAR3n2W23F25OMVFOK67vT7iTBO2gi6sqd9Jm_ErrMsQ5onMF4zeGNBfKhm4).

As a responsible developer I expect these concerns to be taken seriously, otherwise there is a risk that your legacy will only be an increase in accidents. A good news story for the development would be the creation of additional off road space and provision of bridleways for equestrians and dog walkers.

Potential mitigations include:

Signage to make drivers aware of horse riders.

Vegetation screening to minimise the noise heard from the lanes.

Provision of additional bridleways within the new development.

Reinstatement of access to the south of Bambury Lane which had previously provided headland around the fields to horse riders, dog walkers and ramblers.

The British Horse Society should be consulted regarding new bridleways, to provide benefits to those of us adversely affected by the development. I am particularly keen to be consulted on this.

Impact to local homeowners

Recent winters have seen flooding in the area. The new housing estate and warehouse facility may cause additional flooding as it subsumes local watercourses. The developers are to ensure that the risk of flooding is not increased to those of us who live locally.

Conclusion

The new housing estate and warehousing has no benefits for local homeowners. We would not choose to live next to such a development, so it is imperative that it is constructed with consideration and respect for local communities. The developers should recognise the concerns raised above, and should share copies of all surveys that have been undertaken, including bat surveys, traffic surveys and noise surveys. Please consider the suggestions I have made, which are in summary:

Reduction in the overall size and scale.

Create habitat mitigation sites for displaced wildlife.

Plant more trees than you chop down and use vegetation as a means of mitigating the visual impact and noise impact.

Provide road infrastructure that does not result in an increase in traffic through local villages.

Provide new bridleways.

These measures would ensure that a village is built which is in keeping with the surrounding area rather than being another contemptuous land grab in beautiful countryside. I request that your community engagement team contacts me directly to ensure these suggestions are being taken on board.

You should leave the Greenbelt alone We do not need more houses we need green pastures to grow our own food etc now we have left the E U . we are becoming a concrete eyesore and taking away trees etc is not helping global warming. 🙄

Another terrorist organisation wanting to destroy the current way of life for it's own purpose !!

Years ago it was the IRA , ISIS , but no the greatest terrorist organisation is this developer and others like it

Looking and reading the proposed development at Whetstone pastures I cannot believe this can happen on what used to be, or still is called green belt land, does this not have any weight any more, this may not be my area but where I live in Melton Mowbray a similar issue is being played out. This is not just about the 6000 houses it's all about the environmental impact on these two areas as well, estimated numbers in cars around 14,000. as houses seem to have on average 3 cars, People around 20,000+ can the areas cope with this influx I know my town Cannot we are struggling now, hospitals and surgeries need enlarging to cope now. What about the impact on flooding the land may not flood at the moment but you start building and ground water does and will eventually come to the surface and not always where you want it to then it's to late. The building company accept no responsibility afterwards and councils take on the burden and take years to resolve if at all. The land near me is elevated land but is permanently wet year round as it should and does drain down to the river lower down if this major expensive issue is not resolved first I feel sorry for the occupants of these houses in the future. The proposed land is food production land and has been for hundreds of years if we keep on building on this land then what do we do to feed our nation in future, it's all about how much money the councils get that lead this proposal not the environment at all. Building firms approach land owners offer them a ridicules amount of money then they approach the councils for planning which they know they will grant because they have a target of houses to build, set by the government. game, set, and match, what chance have we got of ever stopping these proposals. There are hundreds of derelict sites that can be cleared and used but nobody wants to pay for the cost of cleaning up these sites first, its cheaper/ easier to build on green belt instead. Green areas in the future will only be national parks that you will have to drive to and pay to see how mad is that and we are letting this happen it's a joke !. Building against Environment no competition !

Dear All who may be concerned

This is the most ill thought out plan and am sure it is only going ahead because all the land is in a ring fence and all owned by the same family. Basically it joins together the

villages of Countesthorpe and Willoughby, with only a few hundred yards between each village. This is not a stand alone village, it gives almost ribbon development from the middle of Leicester and ruins the first open countryside outside the urban landscape. The very thought of 6,000 new houses and 12,000 more cars on a net work of roads never built with this volume of traffic ever envisaged. Also to think any one could plan to build a new large village with the M1 running through it, not very clever. We all no there are 2 Anthrax sites in the middle of this proposed development and for everyone's safety the ground would be best left untouched. Savills the Land agents have already given permission for some of the said land to be cultivated, a very bad idea with the chance of spreading the anthrax spores around as the previous farmers had been instructed never to cultivate the said land. This proposed development which we know Blaby Council are in favor of is going to spoil the lives of so many people in surrounding area. Please think again.

i would like to see if eco and environmental needs are being taken into account when building homes.
they all should have solar panels fitted right at the beginning when buying in bulk it will be economical and no excuses to say too expensive to put in after build!

I'd very interested to get your response.

Thank you for your email.

I tried to take part in the Webinar on Thursday evening; sadly it was an extremely frustrating experience.

I asked one question on the Q&A section, which wasn't really answered properly. I tried to ask subsequent questions within the Q&A section but wasn't able to as my original question wasn't cleared off and it wouldn't accept any new ones.

I tried to ask other questions orally and tell them that the Q&A section wasn't working properly; but who ever was controlling the webinar kept muting me, then telling me to un-mute; but as soon as I did this I was muted again remotely!

There was a "chat" function, I used that to try and ask questions out of desperation; but was then told not to do that and use the Q&A section instead. I tried to explain that it wasn't working properly but I got cut once again!

I wasn't able to voice my opinions properly as I kept being muted; and yet there were parts when no one was able speak or to put anything forward because of the muting. The host said if no one else had anything else to ad they would move on; they then did so whilst I was muted (no doubt others too) and not able to respond.

Afterwards others that had taken part said they had similar experiences.

It has left me extremely frustrated by the whole process.

It is really not worth trying to engage this why if the process isn't functioning properly.

I tried to point this out; but the webinar ploughed on regardless.

If this is a foretaste of this "engagement process" then it is really a waste of time; as it would seem that the views of the residents are not wanted.

On the whole it was an extremely unsatisfactory process; and I feel that the views of the residents are not being listened to even at this first stage.

Hi,

Thank you for sharing the draft Vision Document, you have asked for feedback on the vision, the document (and website) presents 7 themes, and 5-7 concepts per theme. And according to the index the document is divided into 5 sections;

Pages 1-4, Introduction

Pages 5-22, Vision

Pages 23-30, Background

Pages 31-38, Site Context

Pages 39-40, Next Steps

I understand the purpose of the draft document to be “help stimulate discussion, generate feedback and ultimately enable us to draw upon the knowledge, creativity and skills of existing communities in South Leicestershire to create the best possible vision for Whetstone Pastures” and I assume the output of the engagement is the final version of the Vision Document. However it is not stated what the objective of the final version of the Vision Document is.

I notice that in the context there are a couple of simple obvious errors that need to be addressed to ensure the vision is not misleading:

The map and table on page 33 are inconsistent for example Willoughby is shown as being 1.7 km from the site in the table, however the map clearly shows that willoughby is within the 1.5 km ring. In fact it is adjacent to the site at some points.

Page 32 shows areas marked as landscape sensitive areas, these align with the points where the site is closest to existing housing Cosby. Countersthorpe and Willoughby. However these areas do not fall within the development zone?

Overall the vision outlined is both high-level and generic with the exception of the inclusion of the logistics park under Economy the 7 themes 40+ concepts could equally represent a development in the east end of London or the tip of Scotland. There is nothing representative of any thinking by the author concerning Whetstone Pastures.

It is my believe that this needs to be more specific to be useful:

The document should set some targets like “every home will have at least one car charging port” or “30% of the site will be designated green space”. This will allow attainment of the vision to be measured and assure the community that the concepts are not just token gestures.

Statements like “This will be achieved by thinking carefully how the settlement is placed into the landscape” do nothing to reassure the reader. What is the alternative? A better statement, if it;s true, would be “Priority will be given to how the settlement is placed into the landscape”.

The vision should contain references to the dependencies, for example if the Logistics park is dependent on Junction 20A going ahead, and the development of J20A is out of scope, then it should be stated, so the reader is aware of what is in the control of this piece of work and what is not. Ideally the vision should articulate the impacts if these dependencies don't happen, for example what's the significance to the employment vision if the logistics park doesn't happen.

I would like to see the vision include the architects/teams vision for the areas of concern/or areas of inter-relationship. For example traffic, while I understand there is a need for full traffic analysis, design and planning. The vision could at least paint the vision for traffic flows, an an example:

Logistics Traffic will be channeled straight to the motorway (M1) with no impact on local traffic

The majority of Residential Traffic will be routed straight on to the A426. (note: this would still cause major issues for west bound traffic)

I have the following suggestions for additions to the vision

While there is a need for essential shops such as supermarkets, post offices, chemists etc.. my suggestion is that you include some form of craft complex with speciality shops including speciality food retailers. A destination shopping experience.

In a similar vein eating out and take-outs are a big part of modern culture, so a number of restaurants, cafes and bars, would be great. Not only could residents of the garden village walk to a night out with friends but these should open at lunch to cater for the home-workers who can lunch with neighbours rather than work colleagues.

With both of the above ideas the aim should be small friendly affairs rather than large chains, with microwaved. I believe by creating a small neighbourhood reflective of the trendy suburbs of Londonn you can generate a place that attracts people.

Hi there,

A bit about myself I'm 24 live in Cosby and will soon be moving to my own property in Cosby. I work in Lutterworth and have lived in the area all my life.

I personally think the Whetstone pastures proposal is a poor one, one reason is that the roads cant take the traffic from more housing. I drive down the A426 everyday If the M1, M62 or A5 to name a few are closed the A426 is far too busy and creates disruption in all the surrounding villages as it is. As well as if the A426 gets closed it puts large amounts off traffic on the surrounding villages that just weren't made for the levels of traffic.

Its described as a green space and a garden village, it cant be more of a green space than the fields that are currently occupying the land. Surely to argue a green development the land should be used for farming rather than more housing. Also industrial space is proposed as part of the development, so not really a garden village after all. Especially with all the lorries and added traffic from the workers its not looking very green in my opinion. As previously mentioned this will also be adding extra stress to the roads.

The council already struggle to maintain the roads as not long ago I found out. Lanes around these areas are falling apart especially after the bad weather. Extreme weather conditions are becoming far more regular so with added traffic on the road how are the councils supposed to maintain the already poor country roads once the traffic is increased. In addition to this how is the extra stress on the water drainage going to be mitigated?

Less field space less space for the water to go or do we just have to accept that our

villages will flood and we cant get house insurance like we see on the news. The local brooks and streams are already being pushed to there limits.

I have bought a property in Cosby and the last thing I want and anyone else in my situation is to spend their life savings on a property that will potentially be ruined by the increase of population in the area. More buildings, more people, more traffic will all be produced ruining a relatively picturesque place to live. Why isn't the development in the middle of nowhere so a village can be built from the ground up, instead pretty much joining several villages and ruining the aesthetic of these small villages. I didn't save to buy my first house in a small village area to have another village be built on my doorstep. If I'd wanted to feel like I was closer to the city centre I'd of moved there it'd of saved me a lot of money.

There are buildings in disrepair, unoccupied industrial spaces, vacant properties all around the areas why cant these be used for housing and businesses. Why cant buildings be replaced by suitable developments rather that large developments that will damage the local area environmentally and the local quality of life. People in this area would live in a town or city if that's what they wanted to do so. Surely repairing, repurposing and reusing the current space we have would be better than building a brand new village. We are told to reuse reduce and recycle the things we consume I believe its about time this was applied to building property in the UK.

People are having less children than ever and now we have left the EU we should be able to control our countries growth in a way that suits this small island. Not all growth is good growth.

Kind regards,

After following this project for over two years, I list my concerns below.

1. No plans for the expressway or other new roads to cope with the additional traffic, that is already gridlocked
2. Added air, noise and light pollution
3. Added risk of flooding in local areas, that can already be very disruptive after heavy rain
3. Environmental damage to the land being built on
4. No plans for the new motorway junction to support the proposed logistic centre
5. No guarantee that any medical or school facilities planned and built will be utilised, this then puts added strain on the existing local services, GPs already almost impossible to get an appointment as it is
6. New estate will almost join countesthorpe, whetstone and Willoughby together, thus losing their own community spirit and village status
7. A large number of social housing that will be built bringing its own problems to the area, Willoughby is a conservation village that will become a stones throw from this new estate
8. Reduction in house prices locally due to 6000 new homes becoming available
9. Local roads are not built for the traffic, heavy goods vehicles that this new estate and logistics centre will bring, who will pay to improve these? Or will they just be left to be destroyed and repaired at the tax payers cost by the local council?

Thank you for your invitation for Leicester-Shire and Rutland Sport (LRS) to comment on the draft vision for the proposed Whetstone Pastures development.

As the Active Partnership for Leicester, Leicestershire and Rutland – and particularly in relation to our Active Places ambition – we are keen to support and connect with partners to assist in creating the conditions for people to be active.

It is widely recognised that the built environment influences our motivations and ability to be active which can have significant implications on health and wellbeing. This is a crucial consideration, particularly as there are large numbers within our local population who fail to meet CMO guidelines relating to physical activity.

The 7 core themes identified within the vision show a desire to create a thriving

community from a health, wellbeing, and physical activity perspective, which we broadly support and welcome. We recognise that the detailed design, layout, and function of the development is key to delivering the intended outcomes and, with this in mind, welcome further communication and engagement as the detailed plans develop over time. We would also welcome the opportunity to be part of future design panels to appropriately provide advice on shaping the development to support active travel, provision of open space, connectively and recreation facilities.

It's positive that there is commitment to delivering the recommendations of Gear Change in relation to promoting active travel, and it would be exciting to see similar commitment to other relevant guidance supporting health and physical activity in development – such as Sport England's Active Design principles, prioritisation of active travel as per Manual for Streets, or commitment to the guidance and principles of Building for a Healthy Life – to ensure that all opportunities are explored to positively contribute towards the wellbeing of the new community.

In addition, reference is provided to formal sports facilities within the vision. I would therefore recommend engagement with the leisure services team at Blaby District Council and Sport England at the earliest opportunity to identify specific needs and opportunities to provide the most appropriate provision to reflect anticipated demand from the new community.

Finally, LRS are engaging in collaborative, ambitious, and innovative work with colleagues across Leicester and Leicestershire to explore how health and physical activity benefits can be maximised within the built environment. We would welcome further input and dialogue with you on this subject generally should this development be an opportunity to actively engage with that group more closely in the future.



Whetstone Pastures

G A R D E N V I L L A G E

Tritax Symmetry in Partnership with Blaby District Council