

An Eco-town for Leicestershire – key points of the Masterplan

Key Benefits

- Will help to solve the region's growing housing shortage.
- Will create a centre of excellence for the development of sustainable technologies and put Leicestershire at the forefront of sustainable development.
- Pioneering new farming methods to combat the effects of climate change and establish a new model for local food production.
- Major private sector investment in public transport, with the potential to act as a catalyst for positive change in transport use in the area.
- A £5 million investment in a tram feasibility study for Leicester.
- Creation of 14,000 jobs and new local places of work.
- An "energy positive" development, which will supply surplus electricity and heat to surrounding communities.
- Creation of a Great Park, providing major benefits for education, health and recreation for Leicester and its surrounds.
- Ground-breaking models of governance for the eco-town, giving residents direct influence of key local facilities and the town's development.
- New schools and links to existing education facilities, bringing benefits to children across the region.

Key Facts

Total development area: 1,886 hectares

- The Great Park: 1,286 hectares – *68% of total landholding*
- Gross development area: 600 hectares including 127 hectares of previously developed land and 174 hectares of public open space – *32% of total landholding*

Total number of homes: 15,000

- 583 one bed flats (3.9% of total)
- 1,638 two bed flats (11% of total)
- 5,960 two bed houses (39.7% of total)
- 629 three bed flats (4.2% of total)
- 4,387 three bed houses (29.2% of total)
- 1,071 four bed houses and larger (7.1% of total)
- 732 sheltered/supported homes (4.9% of total)

*Figures based on analysis of regional market requirements. The housing mix will be reassessed at each stage of the development to ensure it meets regional needs.

Transport and Movement

- Provision of a high capacity, fast and high quality rapid transit link between the eco-town, suburban Leicester and the city centre, which will also benefit communities neighbouring

the site. Initially bus based, this will be capable of conversion to a tram in later phases, and...

- ...The Co-operative Group will commit £5 million towards a tram feasibility study for Leicester city and surrounding area.
- A first class network of cycle and pedestrian routes, covering more than 33 km.
- A park and ride site on the A6 linked to the rapid transit route with initial space for 500 cars.
- A Smarter Choices Company to manage and market travel systems for the eco-town.
- Reduction in reliance on the car through town design and incentives to use public transport.

Housing

- All homes to Code for Sustainable Homes level 4 overall and Code 6 for energy and carbon
- Density of between 40 and 75 homes per hectare with an overall average of 60 homes per hectare.
- Minimum of 30% housing designated affordable.
- "Housing for Life" provision to ensure appropriate accommodation for town's residents at key lifestages.

Community

- Full range of community facilities including schools, shops and restaurants, leisure facilities, health centres, community centres, faith buildings and civic buildings.
- A 'community window' in every home which will provide easy means of participation in community life and governance as well as an personalised information portal for basic information such as energy consumption and transport plans.
- Opportunity for all residents to become involved in the design of the eco-town via a Design and Development Panel.

Environment

- Protection, conservation and enhancement of ecology and biodiversity and the creation of a 'Great Park'.
- Flood mitigation to reduce flood risk in Great Glen and Leicester.

Health and Wellbeing

- A safe, clean, attractive urban environment with accessible healthcare facilities.
- High quality outdoor spaces, leisure facilities, cycle and walk ways to encourage healthy living.

Food and Farming

- Commercial farm producing eggs, milk and fresh seasonable vegetables.
- Community gardens and orchards giving residents access to fresh and seasonal produce.
- Integration of the farming facility into the town's educational programme.
- The creation of a visitor centre enabling people to learn about the design, construction and operation of the eco-town as well as its wildlife and ecology with integral retail facilities.

Education and Skills

- A school place for every child from day one.
- Two secondary schools (with around 1,100 places) and seven (420 place) primary schools.
- One of the secondary schools will be an academy for sustainable technology, which will share its expertise with surrounding communities.

Employment and Economic Vitality

- A clear economic strategy, concentrating on the development of the eco-town as a centre of excellence in sustainable technology, complementing growth in Leicester and contributing to the economic success of the wider region.
- Provision of over 14,000 jobs in the eco-town ensuring 60% of residents can access local employment opportunities.

Energy and Climate Change

- Generation of surplus renewable energy in excess of the eco-town's requirements.
- A central biomass fuelled combined heat and power (CHP) steam turbine.
- Biogas CHP fuelled by the anaerobic digestion of agricultural and local food waste.
- Wind turbines, located in the Great Park, away from residential areas, generating renewable energy.
- Community heating and hot water.

Governance and Management

- Governance structures promoting a strong, cohesive and sustainable community but with the flexibility to allow different levels of participation depending on personal circumstances and the potential to reward those who devote time to organising community activities.
- An Eco-town Community Company open to all residents and responsible for the design, delivery and day to day management of the eco-town and its services.
