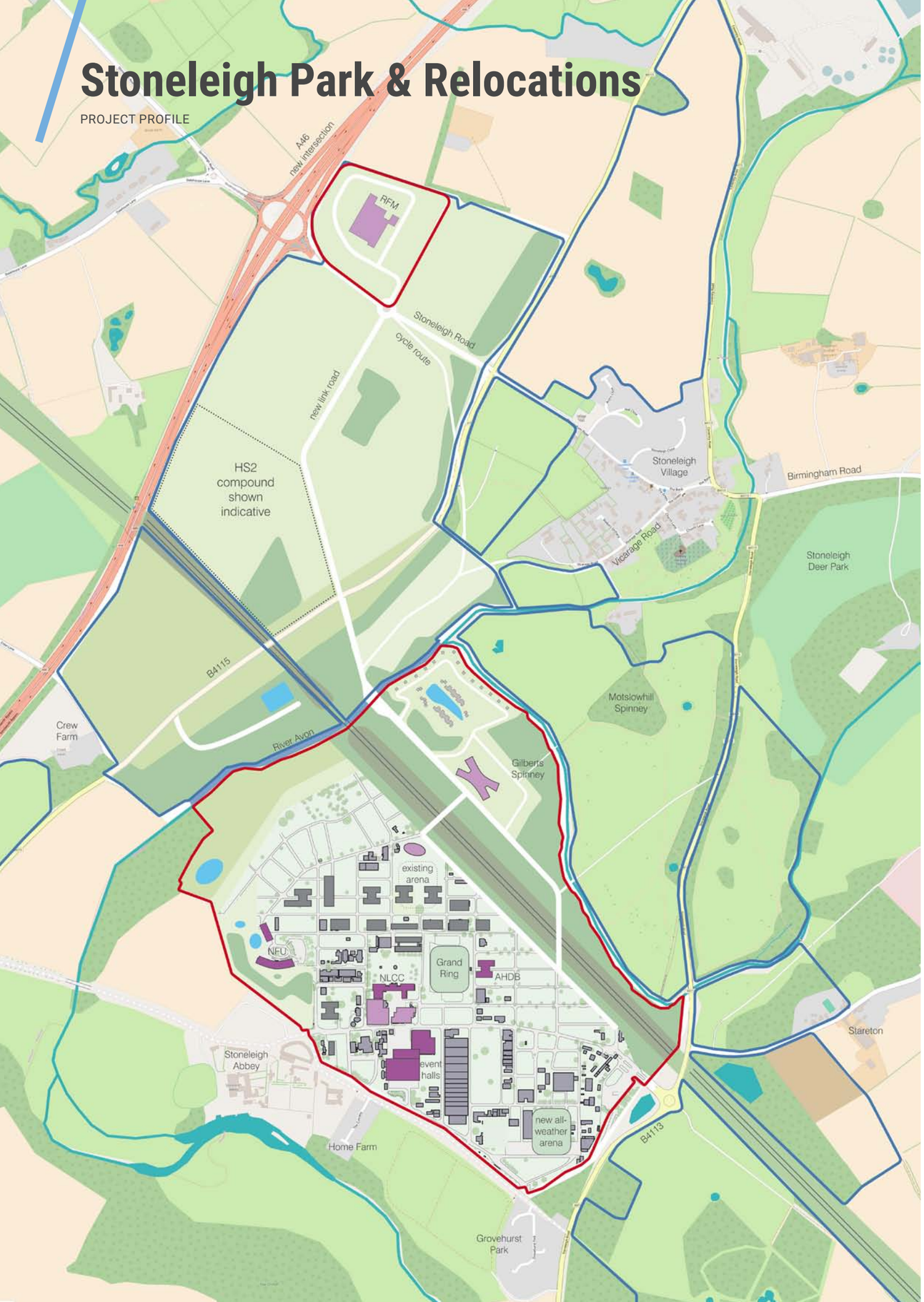
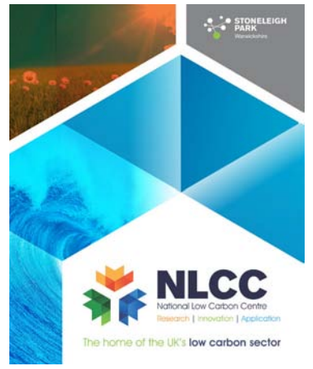
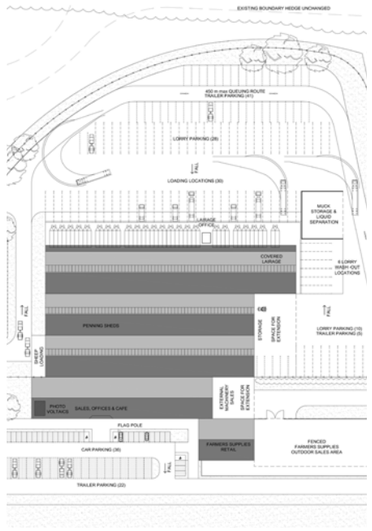
Stoneleigh Park & Relocations

PROJECT PROFILE



Client	LaSalle Investment Management
Location	Stoneleigh Park, Warwickshire
Size	120 ha Business Park / 7.6 ha RFM
Team	Cost & PM - Stace
	Planning Advisor - Harris Lamb
	Ecology & Landscape - Ecus
	Structures - Price & Myers
	Services - BSD (RFM)
	Hoare Lea (AHDB)





Lead Design
Community Consultations
Outline Planning (Masterplan)
Full Planning (AHDB, RFM, Equine)
Architecture (AHDB, RFM)

ADVISORY

Stoneleigh Park, near Coventry in Warwickshire, once the historic site of the Royal Agricultural Show, now sits at the heart of England's rural economy. It is home to a cluster of over 60 businesses with emphasis on agri-sciences such as the headquarters of the National Farmers Union (NFU) and the Agriculture and Horticulture Development Board (AHDB), which we designed. The park also hosts a major Horse Show and Events business. We have worked with the landowners and tenants of the site for a number of years, successfully securing a major master plan outline consent in 2012 for additional commercial space and low carbon site wide technologies.

We continued our involvement with a number of smaller, focussed studies for the demolition and replacement strategy as well as advising on the funding bid for a new National Low Carbon Centre in conjunction with Warwick University.

Relocations

More recently we have been assessing the impact of the HS2 construction on Stoneleigh Park. We have been undertaking land-use studies, evaluating relocation options, and lead workshops to assist our client LaSalle in securing funding agreement in very complex multi-lateral negotiations with the HS2.

We successfully argued the planning case for moving the RFM livestock market onto a Green Belt location within the client's land holding, thus freeing up a site within the remaining park for the noise-sensitive equine functions.

"It's impressive work and will be very helpful in the planning application - you put other masterplanners in the shade."

Dominic Lawson, Planning Advisor to LaSalle

RFM livestock market

With few modern livestock markets to go on, we worked closely with the end-users to establish the functions for a long-term viable business specific to them. The market includes two auction rings, a payment office, a range of lettable retail units and meeting rooms, a cafe with commercial kitchen and an additional space for a complementary independent rural business, totalling 9,000 sqm.

A particular challenge was the reduction by 58% of fresh water usage for the bi-weekly washdown of the penning area through a combination of water management measures, including rainwater harvesting of the vast shed roofs.