5-Year Nailstone Village Development Plan (2027–2032)



About Nailstone

Nailstone is a small Leicestershire village with a strong sense of identity, a deep historical footprint and a clear commitment to shaping its future with care. It sits within the Hinckley and Bosworth district, close to Market Bosworth, and is recognised as a conservation village, reflecting the character and architectural heritage it has retained from its time as part of the Gopsall Estate.

The village has grown steadily but modestly over the past decade. Census data show a population of 514 in 2011, rising to 566 in 2021, with current estimates placing it at around 590. The community is largely UK-born, with a small but present mix of residents from Europe, Asia and Africa. Most people identify as White British, though the village includes a handful of families from mixed or minority backgrounds. The age profile is balanced, with a healthy proportion of children and working-age adults, and a smaller but significant older population. This creates a community that is both rooted and evolving, with a stable demographic base and a gentle influx of new households.

History

Nailstone's history is unusually rich for a village of its size. Its connection to the Gopsall Estate shows in the architecture and layout of many buildings. It also has a notable Jacobite link: Bonnie Prince Charlie is recorded as having visited the Knowles family here during his retreat from Derby in 1745, commemorated by the planting of an elm tree. The village later grew around the coal industry, with Nailstone Colliery operating from 1862 until it closed in 1991. The transformation of the former colliery land into a logistics hub and country park reflects

the village's ability to adapt while preserving its rural character. A strong local archive, maintained by residents, documents this heritage through photographs, maps and personal histories.

Outlook

Looking ahead, Nailstone's development priorities centre on balancing growth with preservation. The village is committed to managing new housing sensitively so that it complements the conservation area and maintains the rural landscape that defines the community. Economic development is increasingly linked to the logistics centre on the former colliery site, which provides some employment opportunities and supports the wider local economy; however, the village largely sees it as a problem due to increased commuting traffic.

Environmental stewardship remains a core focus, with ongoing efforts to protect green spaces, enhance biodiversity and maintain the country park as a community asset. The village's forward planning also includes infrastructure needs, including school capacity, transport links and pedestrian safety. Alongside this, the Plan continues to emphasise protecting heritage, ensuring the architectural and historical character of Nailstone is preserved for future generations.





The Plan's financial background

To develop a comprehensive 5-year village development plan for Nailstone, this proposal integrates the current £59,649 asset base, the £180,000 Stoneshollow Solar Farm grant and its accrued interest, and the future precept.

Community Benefit Funding Questionnaire Results June 2025

The Parish Council circulated a questionnaire, delivered via the Graphic distribution list, to all households in early May 2025. The questionnaire aimed to be a 'temperature check' to understand the community's views and identify potential projects to benefit from the Stoneshollow Community Benefit Funding.

The PC is legally limited in what it can spend on. Therefore, the PC is not legally allowed to spend funding on certain categories, regardless of where that funding originates.

Most returned questionnaires ticked multiple options, and each was recorded separately.

Out of 240 questionnaires, 41 replies (paper and email) were received. This is a 17% response rate. The following information was received:

Indicated preferences:
Out of the 41 replies, 92 separate preferences were indicated:

- Community space with All Saints Church - 25
- Community space within Nailstone - 25
- Improvements to the Oval green space - 5
- Allotments - 5
- Open Green Space - 10
- Minibus - 6
- Other - 16 (broken down below)

Other:
16 respondents out of 41 made 18 different additional suggestions:

- Improvements to Church Meadow - 4
- Improvements to Church Meadow footpaths - 4
- Traffic calming - 3
- Pub provision - 3
- Shop provision - 3
- New village signs - 2
- Heritage signage - 2
- Petanque pitch - 2
- Public Footpath lighting - 2
- Lych gate repair - 1
- Give to school - 1
- Solar panel subsidies for households - 1
- Maintaining the Church - 1
- Restriction of traffic through the village - 1
- Repairing Malthouse Close wall - 1
- Financial fund (grants) for pensioners - 1
- Financial fund (grants) to support education - 1
- Financial fund (grants) to support those with disabilities - 1

Conclusion

The survey results suggest a need for a communal establishment; however, its limitations — including low engagement and the wider environmental context — must be acknowledged. The survey was conducted in the post-COVID period, when opportunities for socialising were extremely limited: the Bulls Head pub was not operational, and the Church was not offering regular community activities.

Outlook

If the survey were repeated in the current climate, the outcome may differ. The pub is now fully operational, and the Church provides a range of community events, both of which contribute to a more active and better-resourced social environment.
The councillors have agreed to develop a two-form

The Plan

plan that provides both immediate and long-term support for community projects. The first element will offer low-cost, quickly accessible funding for appropriate initiatives that require prompt action. The second element will establish a long-term, high-value funding stream for future projects with the potential to deliver significant, lasting community impact.

Long-term plan (2027–2032)

- Identify potential long-term project(s) that require significant investment and may attract match funding. This would extend the current £180,000 to a potential £360,000 and attract private investors to some eligible projects.
- Investigate options by developing project-related business plans and running further public discussions and surveys to narrow the choices.
- Parishioners and councillors can develop and propose appropriate projects, ensuring a collaborative approach to community improvement. The aim is to support high-value initiatives that deliver significant impact and meet the needs of a broad range of demographics.

Short-term plan (Annual)

- Allocate any interest gained from the Stoneshollow Solar Farm fund towards smaller projects. Some eligible projects may attract match funding from various sources, significantly increasing the project's value.
- The projects must focus on improving the village environment, maintaining existing assets, organising events or supporting village social groups.

Projects already identified for the short-term plan:

- Paths in the Church meadow
- Planters and floral areas
- Signage and displays
- Lychgate full repair
- Benches and bins



Public engagement

Any activity regarding the large-scale projects will be a matter of public discussion.

For smaller projects, parish members are invited to submit ideas by contacting the Clerk. The Parish Council is to deliberate and vote on any ideas during the PC meetings, apply (or support the application) for match funding and allocate the funding according to the PC t&c.

Conclusion

The Nailstone Parish Council would like to prioritise allocating any funds from the smaller pot to the most pressing or emergency projects, while continuing to consider large-scale projects that will meet the needs of the majority of parishioners.

There is no desire to spend the Stoneshollow Solar Farm fund immediately; therefore, it is beneficial to retain it should a suitable project arise and, in the meantime, allocate the interest to smaller projects that improve the well-being of village life.

All comments can be submitted to the Clerk via email clerk@nailstoneparishcouncil.org.uk







