

**APPENDIX 2(v):
STRATEGIC PRIORITIES FOR REGENERATION**

PROJECT: SCIENCE AND ENTERPRISE PARK

Science and Enterprise Park	
Vision	To facilitate the diversification and strengthening of the local economy by exploiting the full commercial potential of the knowledge, expertise and capabilities of Loughborough University, and the County's other universities and local businesses active in the field of research and development, through the promotion of innovation and creativity linked to opportunities for technology transfer and growth.
Description	<p>The proposed science and enterprise park is situated immediately adjacent to the main Loughborough University Campus within an area of particularly attractive countryside at the gateway to the National Forest. It is conveniently located in relation to the national motorway network via junction 23 of M1 with inter city rail services delivering journey times to London of less than 1½ hours. Paris and Brussels are within four hours travel time via Eurostar services and East Midlands airport offers flights to over 90 domestic and European destinations.</p> <p>The project represents the second phase of the development with the initial allocation having largely been taken up by the former British Gas Research and Development facility which now comprises the University's Holywell Park complex. The Local Plan Core Strategy may bring forward further allocations consolidating and extending the science park over an additional 95 ha, capturing all of the remaining land between the approved site and Hurst Farm.</p> <p>The special attributes of the site which conserve its status as a centre of excellence for research and development rely upon the retention of the high quality landscaped setting and the design specification of its constituent buildings, supported by a rigorous management regime on the part of the site owners. That approach may be assisted by the imposition of appropriate planning conditions to maintain the overall design ethos and to regulate the nature of operations undertaken by businesses occupying the site.</p>
Deliverables	<p>The approved site extends to 10.7 ha with the capacity to deliver 43,000sq.m. of research and development businesses providing approximately 2,000 jobs within a high quality science park setting.</p> <p>The longer term development of the site facilitated through the Local Plan Core Strategy envisages a substantially larger operation extending over an additional 95 hectares, but development is expected to take place over an extended period well</p>

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beyond the current plan period.

Planning
Policy

Policy E/4 of the adopted Borough of Charnwood Local Plan indicates that in the determination of applications for development within the Loughborough Science Park, extending over 34 ha to the west of the principal University campus, the Borough Council will take into account, in particular, the following considerations:

- i) *all buildings shall be used for the following purposes only:*
 - a) *any use falling within Class B1 (b) of the Town and Country Planning (Use Classes) Order 1987; OR;*
 - b) *any use falling within Class B1 (a) or B1 (c) which also has either:*
 - *a special need to be located close to the University or other research facilities on the site or elsewhere in Loughborough; or*
 - *is otherwise directly or functionally related to the University or other research facilities on the site or elsewhere in Loughborough.*
- ii) *the overall development of the park should not exceed a gross floorspace of 92,900m² with approximately 50% of the site area being retained and landscaped to create a parkland setting;*
- iii) *buildings and other structures shall be constructed to a high standard of external appearance with extensive landscaping;*
- iv) *service yards shall be well screened and no external storage shall be permitted;*
- v) *existing woodland, trees and other natural features within and adjacent to the site shall be conserved and enhanced to sustain and improve their wildlife habitat and amenity value;*
- vi) *it can be demonstrated that measures will be taken to maximise the potential for access to the site by walking, cycling and public transport.*

The Borough Council will seek to negotiate reasonably related contributions towards the implementation of measures to improve the transport choice potential of the site in the form of:

- a) *improved bus stops and information, bus priority measures, in particular a bus only link between Kirkstone Drive and the A512, and contributions to services;*
- b) *continuous and direct cycle and pedestrian links to the site from housing areas.*

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	<p><i>A package of measures will be required as part of the implementation of the development which significantly reduces the use of private cars to and from the development. This will provide measures and facilities to encourage walking, cycling and the use of public transport for occupiers jointly or separately.</i></p>
Planning History	<p>Plans Committee, on 19th February 2009, resolved to approve an Outline Planning Consent, P/07/2740/2 for the erection of a science and enterprise park on land at Holywell Park, off Ashby Road, with all matters reserved except access. The planning permission is subject to a planning agreement detailing provisions for the preparation and implementation of a Green Travel Plan and related improvements to infrastructure to encourage the use of sustainable modes of transport.</p> <p>The approved site area extends to 10.7 ha, of which 6.5 ha falls within the site allocated in the adopted Borough of Charnwood Local Plan with the remaining 4.2 ha extending along the south side of the A512. It is anticipated that the development will deliver some 43,280 sq.m. of new floor space, used primarily for uses within Use Class B1.</p> <p>The first phase has been delivered with the completion of the Sport Park complex on a 2.3 ha site providing 7,500 sq.m. of office space (extended site including additional car parking authorised under P/08/3043/2). The remainder of the development within the allocation could provide some 17,500 sq.m. of floor space with the land beyond realising some 19,280 sq.m.</p> <p>Conditions specify, inter alia, that not more than 60% of the land area is to be taken up by operational works including buildings, hard surfaced areas, car parks, access roads and storage and service areas in order to provide the landscape framework required to deliver the high quality character of the development. The approved uses are strictly controlled to include:</p> <ul style="list-style-type: none"> a) Any use falling within Class B1(b) of the Town and Country Planning (Use Classes) Order 1987; or b) Any use falling within Class B1(a) or B1(c) which has either: <ul style="list-style-type: none"> i) A special need to be located close to the University or other research facilities on the site or elsewhere in Loughborough that is agreed with the local planning authority, or ii) Is otherwise directly or functionally related to the University or other research facilities on the site or elsewhere in Loughborough.
Issues	<p>There is a need to clarify the intentions of the University in terms of its efforts to secure a development partner and the presence or otherwise of a marketing strategy – the site is not currently listed in the LLEP schedule of inward investment opportunities.</p>

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The Regional Growth Fund allocated £4.5 million to GE Druck to build a new R&D facility at Loughborough University for oil pipeline flow technologies; develop innovative techniques for manufacturing advanced sensors for geothermal wells and power turbines; grow exports by enhancing existing design and manufacturing processes for aerospace sensors; and create an internal training academy and internship programme. There is a need to clarify where that investment will be focused on site.

The University is understood to be interested in an incremental approach to the development of the approved Science and Enterprise Park site with the prospect of building a 3/4 storey unit adjacent to Sport Park to provide a grow on facility for Small and Medium Sized Enterprises graduating from the Innovation Centre, releasing incubator space for fledgling businesses. That project will require the extension of the existing access road along the “toe end” of the site, which might attract Growing Places Funding.

In terms of the wider Science and Enterprise Park site there is a need to engage with the University to understand the implications and impact of their “Gateway Policy” which seeks to ensure a degree of synergy between businesses locating within the park and the operation of the University.

Interventions/ Actions	<ol style="list-style-type: none"> 1 Collaborate with the University and Leicestershire County Council in the preparation and submission of an expression of interest for attracting Growing Places Funding to deliver highway infrastructure required to assist in the delivery of development. 2 Engage with the University to gain an understanding of its “Gateway Policy” and promote dialogue to assess its implications for the delivery of the Science and Enterprise Park and the prospects for job creation to support the wider local economy. 3 Consider the provision of an appropriate enabling policy within the Core Strategy to assist in the delivery of qualifying development without undermining the integrity of the Science Park concept.
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