

Charnwood 2021

Science Park Preferred Option

February 2006



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Foreword

Part of the job of your local council is to plan for the expected future needs for homes and jobs in the Borough (alongside all the more obvious things like collecting your rubbish and recyclables, running the leisure centres, keeping the streets clean etc.)

Planning to meet the need for new homes and jobs involves balancing the needs of people who want places to live and work with those people who already have places to live and work. Often these needs are conflicting. Most people agree that we need decent affordable homes and good well paid jobs for this generation and the next. But when it comes to discussing where new homes and new businesses are situated the discussions take on a new character.

For a long time now Charnwood like most other councils has adopted a piecemeal approach to planning for new homes. We need and are required to build a set number of new homes every year and we have generally taken the approach of spreading development around or if you like we have bolted on small numbers of houses to existing towns and villages.

However this approach eventually puts pressure on infrastructure like roads, GP surgeries, schools and leisure facilities. Eventually by adding new layers of housing and places to work the infrastructure begins to creak. The bolt on approach can also threaten the individual character of our towns and villages...and I know that some people are worried that their community will gradually be taken over by larger, neighbouring settlements.

Charnwood 2021 sets out a different vision for the future growth of the Borough. Rather than the piecemeal development of old we take a better approach which plans for new communities with new schools, surgeries and play areas built in from the start. We want to find ways in which we can deliver the homes that we are going to need over the coming years whilst still preserving the nature and character of our existing towns and villages.

We also want to site new businesses in places where they have the greatest potential to succeed and become world beaters...thus securing good employment prospects for children. As part of Charnwood 2021, we aim to boost local business and job opportunities through the development of a new Science Park for Loughborough.

Charnwood 2021: Planning for our Next Generation is one of the most important issues facing the borough over the next 15 years...what we do now will decide what our towns and villages will look like in 2021. It will become the blueprint for the borough.

I hope you will read this Science Park document and also the separate Charnwood 2021 Core Strategy document, and take the time to give us your views on this most important of subjects.

Councillor Cameron MacLeod
Cabinet Lead Member for Development

How to Comment:

Complete the response form and return to Director of Development, Charnwood Borough Council, Southfields, Loughborough, LE11 2TN.

Forms are available from the Council Offices, Southfields, Loughborough and local libraries

The form can be completed online at www.charnwood.gov.uk/charnwood2021

Email your views to charnwood2021@charnwood.gov.uk

ALL COMMENTS SHOULD BE SENT TO US BY FRIDAY 31ST MARCH 2006

1: Introduction

Charnwood 2021

- 1.1 *Charnwood 2021* is Local Development Framework (LDF) for the Borough and will replace the adopted Borough of Charnwood Local Plan. It will consist of a series of documents which together will set out the spatial strategy for the Borough.
- 1.2 We have published a Local Development Scheme detailing the various documents we intend to prepare and the timescales for their production over the next three years. Figure 1 illustrates the documents to be produced and how they relate to the Regional Plan- the Regional Spatial Strategy for the East Midlands (RSS8), and existing plans. The scheme sets out the Council's intention to prepare two Development Plan Documents (DPDs) as a priority- the Core Strategy and Science Park DPDs.
- 1.3 The Core Strategy Development Plan Document (DPD) will outline our overall spatial vision for the Borough along with key objectives and core policies to deliver this vision along with a monitoring and implementation framework. The Science Park DPD will identify land for the provision of a second Science Park in Loughborough. Where appropriate it will also consider the needs of Loughborough University for additional educational and accommodation space.
- 1.4 This Preferred Options paper and accompanying Sustainability Appraisal Report represents the first formal stage in the production of the Science Park DPD. It provides an important opportunity for all parties to comment on the various options available including what is considered at this stage to be the Council's preferred option. Our proposals have not been finalised and no decisions have been made. The purpose of the consultation is to invite comment from the local community and stakeholders to help us determine the content of the final document. We want to hear what you think. It is hoped that the final version of the Science Park DPD will be approved for submission to the Secretary of State in November 2006.

What Has Happened So Far?

- 1.5 In putting together this preferred option paper we have consulted the local community and key stakeholders on the issues facing the Borough, and what the vision and key spatial objectives of the strategy should be.
- 1.6 In May 2004 we published an Issues Paper and asked local community groups, businesses and other bodies what they thought were the main issues facing Charnwood. A wide range of comments were received and they have helped inform the preparation of this paper. In June 2005 an Issues and Options Paper was published inviting comment on key issues such as the appropriate timescale for the strategy, the scale of future development we should plan for and possible growth options. The Options Paper outlined possible locations for the provision of a Science Park to meet the strategic requirement set out in the Leicestershire, Leicester and Rutland Structure Plan. A summary of the responses to this consultation in relation to the Science Park issue is attached at Appendix 1.

- 1.7 For both the Issues paper and Issues and Options paper consultations, one day sessions were held with the Local Strategic Partnership Forum to provide the opportunity for local resident and interest groups and other key stakeholders to discuss issues in more detail. The feedback from the session held in June 2005 is also summarised at Appendix 1.
- 1.8 There have also been ongoing discussions with a range of key stakeholders to investigate the feasibility and possible constraints associated with possible options for the location of the Science Park.
- 1.9 Alongside this work we have undertaken a sustainability appraisal of the options available. Following consultation on the proposed scope and approach to the sustainability appraisal, assessments of the alternative sites for a Science Park have been undertaken. Alternative sites submitted in response to the consultation have also been appraised. A sustainability report has been prepared and is available as a separate consultation document. As part of the appraisal process the findings have been discussed with key local service providers and environmental groups. As well as helping to inform the selection of the preferred option, the appraisal process has helped to identify mitigation measures and other policy requirements that will need to be reflected in the Science Park Allocation DPD. This process has ensured that sustainability considerations have been a central part of the preparation of the preferred options document.
- 1.10 Preparation of this Preferred Options Paper has also been informed by the Demand and Feasibility Study for Establishing High Quality Science Parks (1999) undertaken by Segal Quince and Wickstead to inform the preparation of the Structure Plan. Research commissioned by the Leicester Shire sub-regional Economic Partnership (LSEP) to investigate how best to create an expanded Science Park and to identify the nature of demand in terms of amount and type of floorspace has also been an important input to this Preferred Options Paper.

2. The Context

The Regional and Strategic Context

- 2.1 The UK Science Park Association defines a Science Park as a business support and technology transfer initiative that:
 - Encourages and supports the start-up, incubation and growth of innovation-led, high growth, knowledge based businesses;
 - Provides an environment where larger and international businesses can develop specific and close interactions with a particular centre of knowledge creation for their mutual benefit;
 - Has formal and operational links with centres of knowledge creation such as universities, higher education institutes and research organisations.
- 2.2 Work by the East Midlands Development Agency (emda) has highlighted a number of structural weaknesses in the region's economy including a lack of knowledge intensive industries and the potential of local universities and colleges not being fully exploited. One of the objectives of Destination 2010, emda's Regional Economic Strategy, is to

develop a strong culture of enterprise and innovation within the region by encouraging new business starts, developing new technologies and stepping up the commercialisation of research by higher education.

- 2.3 Two studies commissioned by emda, the Quality of Employment Land Supply Study (QUELS) and the Regional Employment Land Priority Study (RELPS) identified a particular shortage of sites suitable for science and technology users in the Three Cities sub area. RELPS sought to identify key activities that need to be pursued at the sub-regional level to achieve the objectives of the Regional Economic Strategy. For Leicestershire one of the identified priorities is to assess the need for a science and technology park(s) and provide support as necessary. The study identified one of the possibilities as sites adjacent to the former British Gas Research Centre in Loughborough close to Junction 23 of the M1. RELPS notes that emda and its partners have a key role to play in supporting Science Park development as land use restrictions tend to deter the private sector from majority involvement in Science Park development. The findings of these studies are reflected in the Regional Plan which encourages local planning authorities to bring forward good quality employment sites to meet the specific requirements of potential investors.
- 2.4 Employment Policy 4 of the Leicestershire Structure Plan requires that land for one substantial science park, up to a maximum of 50 hectares, should be allocated in Loughborough close to the University. This strategic policy reflects research commissioned by Leicestershire County Council into the demand and feasibility for establishing high quality Science Parks within Leicestershire¹.
- 2.5 This study found that there was a strong case for supporting the development of a hierarchy of sites for high technology firms including;
- More incubator space as close as possible to the county's universities to support spin out business and high technology start ups;
 - Science parks providing speculatively built small units to attract small and medium enterprises (SMEs);
 - Provision to attract high technology inward investment.
- 2.6 The study concluded that the best locations for additional provision are in Leicester and Loughborough as close as practicable to the universities, with sites large enough to allow a mix of size of units so that firms could move within the site as they grow. For inward investment opportunities the study concluded that sites should be close to the M1 and preferably on the edge of either Leicester or Loughborough. This approach would provide the opportunity to combine provision for incubator space, SME and inward investors on a single site.
- 2.7 To be successful in assisting economic development, encouraging technology transfer and stimulating networking, science park sites need to meet a specific range of criteria over and above conventional property schemes. These factors include proximity to existing clusters of research and technology activity and a university campus, and ideally the active involvement of a university.

¹ Segal, Quince and Wickstead, 1999

The Charnwood Picture

- 2.8 The first Loughborough Science Park was allocated in the Loughborough Local Plan. Development on the site began in 1995 with Loughborough Sound Images, a successful University spin-out company. This was followed by the development of 19 ha for the British Gas Research Centre (subsequently Advantica). The Loughborough Innovation Centre, housing 22 companies on a site towards the centre of the Campus was opened in 2002. The Advantica site was purchased by the University in 2003 for its own development requirements, with the site being renamed Holywell Park.
- 2.9 We have also supported other initiatives with partners to support knowledge-based companies. LATI, a network of high tech companies, University departments and business support agencies including the Council has been running for over seven years.
- 2.10 Our Economic Development Strategy sets out a strategy for developing Charnwood's economy over the period to 2014. In the light of an assessment of the strengths and weaknesses of the local economy and discussions with key stakeholders the strategy is underpinned by the key principle of growth through quality. The strategy gives priority to business innovation and advanced technology, business creation and survival, education, research and knowledge based industries, the creative and cultural industry and recognises Loughborough's role as a sub-regionally important retail and commercial centre.

3. The Science Park Options

Site Options

- 3.1 Through the consultation on issues and options for the Charnwood LDF a number of suggestions have been presented for possible sites for a Science Park to meet the Structure Plan requirements. The Structure Plan policy is quite specific, indicating that a site for Science Park should be located in Loughborough close to the University. This reflects the findings of research commissioned by the County Council into the provision of additional science park facilities. This research highlighted the particular locational requirements that need to be taken into account if the site selected for the Science Park is to be successful.
- 3.2 A sustainability appraisal of the site options has been undertaken to compare the social, economic and environmental implications of the various options. The findings of this assessment are detailed in the Sustainability Appraisal report. The assessment takes account of the particular locational requirements for a Science Park facility. The following section summarises the findings of the appraisal of site options and outlines our preferred option.

The Preferred Site Option- Land West of Loughborough, South of the A512

- 3.3 Research commissioned by Leicestershire County Council for the Structure Plan indicated that for a Science Park to be successful it need to be close to an existing research and technology cluster and a university and have good road access. The active involvement of a university was also seen as an advantage.

- 3.4 The land to the west of Holywell Park is the only site option that offers these advantages. The site is adjacent to the first Science Park and the University Campus and the University have an interest in part of the site. It is understood that the University are keen to develop Science Park facilities as part of its masterplan for future development of the Campus and Holywell Park. The site enjoys excellent access to the motorway network via junction 23 of the M1, with good rail connections, close to Nottingham East Midlands Airport and the A42/ M42. This section of the M1 is programmed to be widened in 2008-2011.
- 3.5 In responding to consultations on the emerging strategy for the Charnwood LDF, emda expressed a preference for the development of a Science Park on land west of Holywell Park. In their view a western expansion would build on existing activity at Holywell Park where industrial / academic collaborations- the key ingredient to achieving a true science park, are already happening. They conclude that all the evidence clearly points to the Holywell site as having the greatest potential for a successful Science Park development.
- 3.6 The Borough of Charnwood Local Plan identifies the land as part of the northernmost edge of the Charnwood Forest. Land west of Snells Nook Lane falls within the National Forest boundary and forms part of the Loughborough/ Shepshed Green Wedge. Two significant areas of woodland fall within the site. There are a number of areas of ecological interest in the area. Whilst development of the Science Park in this location would have an impact on landscape character, being on the edge of the Charnwood Forest Area the landscape quality does not have the same intimate character of the higher land to the south where there are more frequent and irregular changes in topography. This location is already subject to a number of urban influences by virtue of its location between the town and M1 and alongside the A512 corridor. The particular character of the area also provides the opportunity to secure a high quality development.
- 3.7 In the light of the sustainability assessment and taking account of the particular locational requirements for a successful Science Park development, it is considered that land west of Holywell Park, south of the A512 presents the best option for the development of a high quality Science Park. Development of the Science Park in this location, with the close involvement of the University as a key partner, provides the potential to create a development of regional and potentially national significance.

The Other Options

West of Loughborough, North of the A512

- 3.8 Land north of the A512 forms part of the Garendon Estate which extends between Loughborough and Shepshed towards Hathern. Within the southern part of the estate lies the remnants of Garendon Park, identified as an Historic Park and Garden by English Heritage. That part of the estate close to the A512 also enjoys excellent access to the motorway network and is close to the existing Science Park and University Campus.
- 3.9 In terms of access to the highway network and proximity to the University, if the Science Park were to be located north of the A512, the best location would be as close as possible to the University and Junction 23 of the M1. This would mean development within the historic park and garden. Even a quality development associated with a Science Park is likely to have an unacceptably damaging impact on the historic and landscape

character of the park. Locating the Science Park north of Garendon Park would have fewer locational benefits than the Preferred Option. close to the A512.

Land South of Loughborough

- 3.10 Land either side of the Epinal Way extension and at Bull in the Hollow Farm has been presented as an option for the Science Park development. The Core Strategy Preferred Options paper identifies the potential for some future growth to be accommodated through a southern expansion to the town. Some employment provision in this location could provide a better balance between housing and employment in this part of Loughborough.
- 3.11 As indicated earlier a Science Park has particular locational requirements over and above normal business developments. Land south of Loughborough does not perform as well as the preferred option in terms of these specific requirements. It is not as close to the existing Campus as the west Loughborough options and the site is not as well located in relation to the M1. The Local Plan identifies the land as forming part of the Green Wedge between Loughborough and Quorn. Whilst the Core Strategy identifies the potential for some future growth associated with a redefined Green Wedge, development of a Science Park to the scale envisaged, potentially up to 50 hectares, would have a damaging impact on the separate identities of Loughborough and Quorn. It would be difficult to accommodate this scale of development and maintain an effective green wedge in this location.

Land at Wymeswold Airfield

- 3.12 In response to the Issues and Options consultation in June 2005, Prestwold Estates submitted a proposal to develop the Science Park at Wymeswold Airfield. They presented a detailed proposal involving the development of the Science Park, expansion of the Wymeswold Industrial Estate, supporting housing development in Hoton, Burton on the Wolds and Cotes, and the provision of bypasses for the Wolds villages.
- 3.13 Whilst the proposal would involve the development of some brownfield land, it is in a location that does not perform well in terms of the sequential approach. The proposal would be contrary to the strategy of urban concentration set out in the Regional Plan and the Structure Plan. This strategy seeks to direct new development to the existing urban areas where there is good access to existing infrastructure and services and good public transport opportunities. The proposal would have a significant urbanising impact on an area of open countryside and it would be difficult to sustain high quality public transport links to serve this location.
- 3.14 As a location for a Science Park the site is less than ideal. It is remote from existing research clusters and the University and is poorly located in relation to the motorway network. In the absence of significant travel by public transport there would be high traffic generation likely to result in a potentially significant impact on the local highway network both within Leicestershire and south Nottinghamshire. This impact needs to be balanced against any benefits associated with the proposed bypasses. The proposed bypasses could bring some traffic relief to some Wolds villages. However it would not offer a comprehensive, long term solution. Lorry movements would affect other villages, such as Wymeswold and add to pressures on the east to west road network in Nottinghamshire and Leicestershire.

Key Planning Principles

- 3.15 To ensure the most sustainable development solution, a number of key planning principles need to be established. These principles need to cover the overall scale of provision, possible use restrictions, the mix and distribution of units to meet the range of space needs, phasing of development, access, design and landscaping. The approach to the delivery of the Science Park, the role of key partners and appropriate control of uses also need to be considered.

Scale of Development

- 3.16 The preferred site option involves land to the west of the existing Science Park and University Campus. The area of Holywell Park extending up to Snells Nook Lane was acquired by the University in 2003. This area also needs to provide for the future needs of the University for additional academic and research space, student accommodation and recreational uses. The Core Strategy acknowledges the importance of the University for the local and regional economy and sets out a preferred strategy for future westward growth of Loughborough which can accommodate the expansion needs of the University alongside strategic housing and employment requirements. The Science Park proposal forms part of this preferred growth option.
- 3.17 The Core Strategy Preferred Options paper indicates that the provision of further teaching accommodation at the University will be supported subject to the commensurate provision of additional purpose built student accommodation to house additional student numbers. In the lead up to the 2012 Olympics it is also important that the strengths of the University as a significant sports cluster are built on through the additional provision of recreational space, accommodation for teams using the University as a training base and office accommodation for national sports bodies where appropriate.
- 3.18 Taking account of these space requirements means that some 23 hectares of land is likely to be available for Science Park uses on land at Holywell Park to the east of Snells Nook Lane. The Structure Plan requires the provision of a Science Park of up to 50 hectares. In order to meet this requirement some additional land west of Snells Nook Lane will be required for Science Park uses. In combination this would provide for a Science Park development of around 50 hectares. Based on assessments of likely demand for Science Park space undertaken by the LSEP and the University, this would be more than sufficient to meet predicted needs up to 2021.
- 3.19 The landscape and ecological sensitivities of the site have already been noted. It is important therefore that the allocation provides the capacity to accommodate the necessary development within a comprehensively landscaped setting that respects the particular character of the landscape and its ecological interests and allows for additional and compensatory provision of ecological sites. To achieve this, the preferred allocation provides for an area of around 95 hectares to accommodate the Science Park, allows for future the expansion needs of the University for academic and research space along with student accommodation needs, and secures an appropriate landscape setting.
- 3.20 The research activity at the University will be very closely related to uses on the Science Park. Recent developments in the approach to academic research and the exploitation of Intellectual Property, and successful research collaborations between the University and businesses, means that the distinction between academic and “commercial” research

activity has become somewhat blurred. There is likely to be a strong synergy between the University research activities and industry based and funded research. Holywell Park provides a model of this approach. The DPD policy needs to reflect this situation. A policy approach which sought to arbitrarily distinguish between “University research” and “Science Park” activities would be inappropriate. The proposed allocation seeks to reflect this position by applying an overall policy to Holywell Park and land up to and beyond Snells Nook Lane that provides for the Science Park and University needs.

Control Over Uses

- 3.21 The Structure Plan indicates that in making provision for sites for high technology firms and technology transfer, local planning authorities should seek to negotiate restrictions limiting the use of sites primarily to class B1(b) of the Use Classes Order (research and development activities). The Explanatory Memorandum defines firms undertaking high technology activities as those that meet at least two of the following criteria:
- The firm is within a high technology sector undertaking manufacture, operation or maintenance of advanced technological products or provides services that are knowledge intensive;
 - At least 15% of the staff are involved in research and development, product or process design, applications engineering, high level technical support or consultancy;
 - At least 15% of the staff are qualified scientists or engineers;
 - The firm has established linkages with a university or research institution.
- 3.22 There are difficulties in seeking to be too restrictive in the types of uses acceptable on a Science Park site. Investors are often reluctant to get involved in projects with overly restrictive planning permissions.
- 3.23 The policy in the Local Plan for the first Science Park sought to limit uses to Class B1(b), or other B1 uses (offices, research and development and light industry) which had a special need to be located close to the University or other research facilities or were directly or functionally related to the University or other research facilities on the site or elsewhere in Loughborough. Permissions for the first phases of the development were conditioned to restrict the first occupation of units to these use categories.
- 3.24 Because of the special justification for the development of the Science Park, it is important that, as far as possible, there is control to ensure the development meets the needs of high technology firms whilst not being so onerous as to deter investment.

Mix of Unit Types and Sizes

- 3.25 The Science Park will need to provide space for incubator units, small and medium enterprises and provision for potential inward investors along with supporting facilities and services. This reflects research commissioned by the Leicester Shire Economic Partnership (LSEP) which identifies an innovation property model for Loughborough to provide a ladder of available property to accommodate innovative companies. This ladder spans existing provision such as the Innovation Centre where micro businesses are

incubated to the Science Park providing space for small and medium enterprises where there are opportunities for major multi national R & D companies as inward investors.

- 3.26 Based on this model we consider the mix of space on the site for Science Park uses should be as follows:
- Incubator space provision- units of less than 400 sq m- 5 hectares to provide some 15,000 sq m of floorspace;
 - Small and Medium Enterprises (SMEs)- units between 400 and 1,500 sqm- 17 hectares to provide some 51,000 sq m of floorspace;
 - Inward Investors- approximately 26 hectares reserved for potential inward investment opportunities.
- 3.27 It is likely that the incubator and SME space will need to be closely related to the University to maximise the benefits of proximity with the University research and academic facilities. This provision is most appropriately located east of Snells Nook Lane. Land west of Snells Nook Lane would be more appropriate for inward investors and larger businesses who would not necessarily require close proximity with the University, but would require a well located high profile site in a high quality landscape setting. These inward investors would have a research focus and would be encouraged to interact with companies on the Science Park and the University's academic and research departments.
- 3.28 Floorspace calculations are based on a typical plot ratio (floorspace to total site area) of around 0.2 and development at an average of one and a half storeys. This is the typical plot ratio for quality business park developments within a parkland setting.

Phasing

- 3.29 The rate of development for Science Parks is slower than other forms of employment development. It can take time for schemes to attract enough firms to gain a momentum and a market profile. Investors therefore need to be able to take a long term perspective. The Structure Plan recognises this, noting that the provision for a Science Park of up to 50 hectares is likely to continue beyond 2016. The Structure Plan does not seek to phase the development of the Science Park proposal.
- 3.30 The pace of development will depend on the market and it is not considered necessary to phase the release of the site. Progress on the development of the site will be assessed as part of the annual monitoring report. Where this indicates the need for further provision a further DPD will be published to make additional provision.

Access, Design and Landscaping

- 3.31 The site proposed for the Science Park and University uses is extremely attractive and sensitive in landscape terms. The land currently forms part of the Charnwood Forest Area of Particularly Attractive Countryside and the land east of Snells Nook Lane falls within the National Forest. Land to the north forms part of Garendon Park Historic Park and Garden. There are important areas of ecological interest within the site and also heritage interests around Holywell Farm.

- 3.32 The particular characteristics of the site provide a unique opportunity to secure a prestigious high quality, low density development within a parkland setting. The development of the Advantica site shows how a large well designed building can be assimilated in a high quality landscaped setting.
- 3.33 The Science Park is well located for development of an integrated and sustainable transport solution. There is significant potential to provide high quality bus access building upon the current high frequency services along the A512 between Loughborough and Shepshed, and between the University campus and the rail station via the town centre. Bus services are less well developed in the Nanpantan Road area south of the Science Park but there is scope to improve services.
- 3.34 There are good existing cycle routes between Loughborough and Shepshed along the north side of the A512 and across the Garendon Estate plus a number of well established on and off-road routes linking housing areas in the vicinity of the University to the campus. There is scope to develop a comprehensive cycle route network serving the Science Park, which would also benefit pedestrians. The location is well related to the main road network being alongside the A512 and close to M1 J23. Highway improvements will be required if after applying measures to minimise traffic generation trips from the site would still result in significant problems on the road network.
- 3.35 Demand management measures will need to be applied from the outset of development to ensure significant use of sustainable travel modes in a location which would otherwise attract high levels of single occupancy car use. Consideration should be given to the appointment of a Site Travel Co-ordinator to work with existing and new users of the University Campus and Science Park to develop travel initiatives.
- 3.36 To ensure the delivery of a high quality development in a strong landscaped setting, complementary to a location on the edge of the Charnwood Forest and partly within the National Forest, approximately 50% of the net site allocation (less the former Advantica site, Science Park phase 1 and Holywell and Burleigh Wood) should be retained as part of the landscape and ecological setting for the site.
- 3.37 The proposed development provides a real opportunity to provide innovative, high quality buildings incorporating energy efficient design solutions. There is the opportunity to take advantage of the local expertise in this field through the Centre for Renewable Energy Systems Technology (CREST) based at Loughborough University and the Institute of Energy and Sustainable Development (IESD) at De Montfort University, Leicester.

The Other Options

- 3.38 Options in relation to the planning principles for the site would involve different approaches to scale and mix of uses, phasing and design issues. In terms of scale and mix, the alternatives would be to allocate a smaller or larger site with a lesser or greater mix unit sizes. A smaller allocation would not be sufficient to accommodate the 3 key elements of incubation, small and medium enterprises and provision for inward investors. Nor would it secure a development sensitive to the ecological and landscape setting. In order to maximise the opportunities provided by the Science Park development it is important that it is of sufficient size to accommodate these elements and incorporate a range of units to provide a "ladder" of available property to meet the needs of firms as they grow. Whilst it is difficult to predict the scale of likely demand, the proposed

allocation and mix reflects the best available estimate of future demand for the various elements of floorspace which will make up the Science Park. The allocation recognises the strategic importance of the Science Park and seeks to reserve sufficient land to secure its development over the long term in the most sustainable way. Based on current assessments of demand development of the Science Park is likely to extend beyond the plan period.

- 3.39 In terms of design, alternatives would involve a more intensive form of development that would potentially require less greenfield land take. A key feature of a successful Science Park development is the provision of quality buildings in a high quality parkland setting. This is a key aspect of the design approach. This approach would also respect the sensitive character of the landscape to the east of the University Campus.

The Preferred Policy Option

3.40 Draft DPD Policy 1: Loughborough Science Park & University

The Borough Council will work with partners including emda, the LSEP and Loughborough University to deliver an expanded Science Park at Loughborough. In the Loughborough Science Park & University allocation shown on the Proposals Map planning permission will be granted for development provided:

- i) The land and buildings shall be used for the following purposes only:**
 - a) University developments for academic and ancillary uses including recreation facilities (class D1) and for student accommodation (classes C1, C2 and C3); or**
 - b) any use falling within Class B1(b) of the Town and Country Planning (Use Classes) Order 2005; or**
 - c) 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) not more than 20% of the site area excluding Holywell and Burleigh Wood and those areas developed before December 2005, shall be covered by buildings and associated courtyards and service areas;**
- iii) approximately 50% of the site excluding Holywell and Burleigh Wood and those areas developed before December 2005, is landscaped to create a parkland setting including woodland planting appropriate to the site's location within and adjoining the National Forest;**

- iv) Holywell and Burleigh Wood together with the Horseshoe Woodland Belt and other biodiversity features are retained and enhanced for their wildlife interest and wildlife corridors retained to secure links to the countryside;
- v) provision should be made within the development for space to meet the requirements for the incubation of firms, small/ medium enterprises needing close proximity with the University and inward investment with at least:
 - 5 hectares reserved for incubation units of less than 400 sqm; and
 - 18 hectares reserved for Small/ Medium Enterprises of less than 1,500 sqm; and
 - 26 hectares reserved for inward investment opportunities;
- vi) buildings and other structures will be constructed to a high standard of external appearance, incorporating energy efficient design solutions with extensive landscaping;
- vii) service yards shall be well screened and no external storage shall be permitted;
- viii) existing woodland, trees and other natural features within and adjacent to the site shall be conserved and enhanced to sustain their wildlife habitat and amenity value;
- ix) an integrated package of transport infrastructure and demand management measures for occupiers jointly or separately is developed for implementation from the outset of development to minimise traffic generation. This will provide measures and facilities to maximise travel by public transport, cycling and walking including:
 - a) all parts of the development to be within 400 metres of high quality bus services;
 - b) improved bus stop facilities and information, bus priority measures and contributions to improve bus services serving the site;
 - c) continuous and convenient cycle and pedestrian links and crossings to the site from housing areas with provision of secure, covered cycle parking close to building entrances;
 - d) any environmentally acceptable road improvements needed to mitigate the traffic impact of the Science Park in terms of road safety and a lack of capacity in the existing road network;

- e) parking provision to be kept to the necessary minimum having regard to the standards in the Regional Plan and the need to minimise traffic generation in a location capable of providing good access by other travel modes.

Reason for Policy

To provide land to meet the strategic requirement for the provision of an expanded Science Park at Loughborough and allow for the expansion of Loughborough University.

Science Park and University Allocation:

