

Leading in D
Leading in D
Loughborough
Student Hou

and Signs SPD
Park SPD
Loughborough SPD

Stater

Consultation

February 2

I. INTRODUCTION

- 1.1 Under the Planning and Compulsory Purchase Act 2004¹ it is a requirement to prepare and publish a Consultation Statement for a range of planning policy documents, including Supplementary Planning Documents (SPDs), to outline any initial consultation undertaken with key stakeholders and other bodies prior to formal public consultation.
- 1.2 This Consultation Statement describes the involvement of key stakeholders, the community, voluntary organisations and statutory consultees in the preparation of the following SPDs:
- Leading in Design and Leading in Design, Shopfronts and Signs SPD;
 - Student Housing Provision in Loughborough SPD;
 - Loughborough University East Park SPD.
- 1.3 This statement details who the authority consulted in connection with the preparation of the SPDs and how they were consulted. It presents a summary of the main issues raised in these consultations and explains how these issues have been addressed in the consultation draft versions of the SPDs.
- 1.4 For the Leading in Design and Loughborough University SPDs consultation with key stakeholders, local groups and organisations took place during October and November 2004. The response from this consultation exercise was presented to Cabinet on the 25th November 2004. Appendix 1 lists the groups and organisations consulted. Appendix 2 summarises the comments received on the documents and the changes agreed in response to these comments.
- 1.5 For the Student Housing Provision SPD, Atkins Consultants were engaged to develop options to address problems associated with the concentration of student let properties in parts of the town. In developing the options Atkins had discussions with key stakeholders including Loughborough University and College and local resident groups including Storer and Ashby Area Residents Association and Haydon Road residents group. They also had discussions with Nottingham and Leeds City Councils about their approaches to the student housing issue. These discussions have informed the preparation of the draft options for consultation, providing information on student numbers, the experiences of other authorities and the concerns of local residents. The Consultant's report was considered by the Council's Scrutiny Commission on the 9th December 2004 and 11th January 2005 and Cabinet on the 16th December 2004 and 27th January 2005.
- 1.6 The SPDs have now been published for public comment. Representations should be submitted to the Council by the 24th March 2005.

¹ Regulation 17(1)(b) of the Town and Country Planning (Local Development) (England) Regulations 2004.

LEADING IN DESIGN SPD

CBC Councillors
Action for a Better Charnwood / Environment Network
Arts Council England
British Waterways
CABE
Town and Parish Councils within and adjoining Charnwood
Charnwood Arts
Charnwood Disability Forum
Charnwood Ethnic Minority Forum
Charnwood Racial Equality Council
CPRE Charnwood
English Heritage
English Nature
Environment Agency
Friends of the Earth
House Builders Federation - Eastern Region
Housing Corporation
Leicestershire Constabulary - Architectural Liaison
Leicestershire County Council
Loughborough & District Civic Trust
Loughborough Chamber of Trade & Commerce
Loughborough Urban Forum
Ratcliffe on the Wreake Parish Meeting
Severn Trent Water Limited
The Countryside Agency
OPUN Regeneration East Midlands

LEADING IN DESIGN – SHOPFRONTS SPD

CBC Councillors
Action for a Better Charnwood / Environment Network
CABE
Town/ Parish Councils within and adjoining Charnwood
Charnwood Arts
Charnwood Disability Forum
Charnwood Ethnic Minority Forum
Charnwood Racial Equality Council
CPRE Charnwood
English Heritage
Leicestershire Constabulary - Architectural Liaison
Leicestershire County Council
Loughborough & District Civic Trust
Loughborough Chamber of Trade & Commerce
Loughborough Urban Forum
National Association of Shopfitters
OPUN Regeneration East Midlands

LOUGHBOROUGH UNIVERSITY EAST PARK SPD

CBC Councillors
Action for a Better Charnwood
CPRE
Ashby Road Estates Community Association
British Gas Connections Ltd
British Gas Properties
British Telecom (Leicester)
British Telecommunications Plc
CABE
Charnwood Community Council
Charnwood Tree Trust
East Midlands Development Agency
English Heritage
English Nature
English Partnerships
Environment Agency
Highways Agency
Leicester & Rutland Wildlife Trust
Leicestershire County Council
Loughborough & District Civic Trust
Loughborough Archaeological & Historical Society
Loughborough Chamber of Trade & Commerce
Loughborough College
Loughborough Students Union
Loughborough University
Loughborough Urban Forum
Mobile Phone Operators Association
National Grid Transco (Electricity)
National Grid Transco (Gas)
Powergen
Severn Trent Water Limited
St Peters Community Association
Storer Rd & Rosebery St Community Assoc
Transco Plc

Leading in Design – A Development Design Guide- Comments from Stakeholders

Respondent:	Comments	Response including recommended amendments
Action for a Better Charnwood	<p>Broadly supports the document, which sets out a comprehensive approach that has been built on a careful consideration of relevant issues. Concerned about how the clearly set out intentions will be implemented so that we progress to a more sustainable society. For such a substantial and crucially important document, concerned that the timescale for the public consultation in January is only four weeks. Would like to see a six week public consultation period. Pleased to see the initiatives set out in the sustainable places section. However, would like to see more detail in the revised draft about how these laudable intentions are to be delivered and how the Council will be able to measure or identify their achievement.</p>	<p>The support for the document is welcomed. The comment regarding the timescale for the public consultation is noted and it is agreed that a six week period should be adopted. It is proposed to review the text of the sustainable places section to clarify, where possible, the issues of delivery and the identification or measurement of achievement.</p>
Anstey Parish Council	<p>The guide appears to be full of sound and lengthy considerations none of which appear controversial or likely to impinge on the Parish Council. The final document may be a useful aid to the Parish Council when planning matters are being decided.</p>	<p>The support is noted. Once adopted by the Council the document will be used to influence pre-application negotiations and will form a material consideration in the determination of planning applications and the examination of planning appeals.</p>
Charnwood Disability Forum	<p>Accessibility Audit – Remember the car related transport needs of people with disabilities and other people who do not have access to public transport, such as villagers.</p>	<p>Comment noted.</p>
Charnwood Borough Council – Planning Policy Team, Planning Services	<p>The document suggests that densities for housing development can move away from the minimum density set by Government guidance in PPG3 (i.e. less than 30 dwellings per hectare net). The Government Office for the East Midlands were clear in their comments with regard to the Local Plan that sites should not fall below PPG3 guidelines. The document makes reference to acceptable walking distances. There is a need to ensure that these will be consistent with national,</p>	<p>The density issue is noted and the text will be amended to remove any inconsistency with national guidance. The redraft will also address any inconsistency with adopted planning policy on acceptable walking distances. The text will be amended where possible to incorporate suggested minor amendments and additions.</p>

Appendix 2- Comments from Stakeholders and Council Response

Respondent:	Comments	Response including recommended amendments
	<p>regional and local planning policy.</p> <p>Some minor amendments to the draft text are recommended, particularly in respect of: Discouraging traffic speeds; On street parking; Accessibility audit checklist; Measures to make public transport more attractive; Integrated waste management; and BREEAM assessment.</p>	
<p>Charnwood Borough Council – Landscape, Trees & Biodiversity Team</p>	<p>The references to biodiversity are welcomed but a few amendments are suggested to the main text and appendices to give the document a sharper understanding of the biodiversity issue.</p> <p>The draft could also touch on the considerable opportunities for creation of new wildlife habitats presented by the built environment itself (e.g. green roofs, integrated bird nesting & bat roosting sites, etc.). Development can also incorporate an ecological approach to buildings, and seek to replace land lost beneath buildings and roads with a layer of plants on hard surfaces and other habitat creation features, thus complementing the network of natural green spaces.</p>	<p>The suggested detailed amendments are noted. The text will be amended to incorporate the recommended revisions and references to the opportunities to create new wildlife habitats and the scope for an ecological approach to new development will be added.</p>
<p>Charnwood Borough Council – Policy and Planning Team.</p>	<p>Very comprehensive document with lots of good practice ideas included (very helpful and ensures that developers know what they are expected to include). A number of minor amendments and additions are suggested including: an overview document, web version, and rationalisation of checklists.</p> <p>Suggest that staff and Member training will be useful on how to assess planning applications in the light of the new SPD.</p> <p>How will planning applications be monitored to ensure the criteria is being followed and that it is embedded in working practices?</p>	<p>The support for the guidance is welcomed. The text will be revised, where possible, to take account of the suggested detailed amendments and additions.</p> <p>It is agreed that training (and also promotion) will be important to ensure awareness and the most effective use of the guidance. Consideration will be given to these issues and to monitoring once the content of the document has been finalised.</p>
<p>Cllr Dave Houseman (Shadow Design Champion) on behalf of the Conservative Group.</p>	<p>Fully support the guidance. Some concerns about the length of the document but appreciate that a significant number of issues need to be covered. Request that illustrations will be used as much as possible in the final document.</p>	<p>The support for the document is welcomed. It is intended that the final document will be well illustrated, wherever possible using local examples. The use of illustrations may provide the opportunity to reduce some of the text.</p>

Appendix 2- Comments from Stakeholders and Council Response

Respondent:	Comments	Response including recommended amendments
English Heritage (EH)	<p>The design issues affecting the historic environment could be reinforced. Recommend reference to ‘Heritage Champions’ and to EH recently launched campaign ‘Save our Streets’, which is about reducing street clutter and promoting good design in the public realm.</p> <p>With regard to Renewable Energy Production, suggest reference to guidance produce by EH and other heritage organisations dealing with specific issues concerning good design and energy conservation in relation to historic buildings.</p> <p>Welcome the consideration of context and the role of design statements, which should also be considered for the setting of SAM’s and Registered Parks and Gardens. Reference should also be made to the use of Conservation Area Character Statements to inform the design of development.</p> <p>There does not seem much explicit reference to the role of design in promoting a sense of place and a sense of belonging, and the importance of local character /distinctiveness.</p>	<p>The text will be amended to include references to ‘Heritage Champions’, ‘Save our Streets, and to incorporate issues related to energy conservation in historic buildings, the scope of design statements and the use of conservation area character statements. The text (particularly Section 6 ‘Distinctive Places) will be reviewed to see if messages relating to sense of place, sense of belonging and local character/distinctiveness can be strengthened.</p>
English Nature	<p>Careful management of existing biodiversity is important, as is the creation of new opportunities for the establishment and enhancement of biodiversity. The provision of biodiversity can help to achieve targets other than those within the design guide for “Sustainable Places”. Biodiversity should have a greater emphasis placed on it throughout the document.</p> <p>Reference is suggested to the European Directive on strategic environmental assessments and to documents produced by English Nature with partners - ‘Biodiversity by Design’ and ‘Strategic Environmental Assessment and Biodiversity: Guidance for Practitioners’.</p>	<p>The comments regarding the need for a greater emphasis on biodiversity are noted and will be considered in the redrafting of the text. The comments received from the Borough Council’s Landscape, Trees and Biodiversity Team will also be very helpful in this respect. References to the suggested documents will also be added.</p>
Friends of the Earth	<p>Delighted to see sustainability criteria incorporated into the document. Hope that sustainability will be at the heart of good planning at both the macro and micro levels and suggest that it</p>	<p>The document acknowledges and responds to the importance that the Government places on the creation of sustainable communities. One of the key objectives of</p>

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	<p>should be included in wording of Charnwood Local Plan Policy EV/1. Agree with sentiments of 'Build to higher densities' but how many 'combined heat and power schemes' have been suggested/ are in operation?</p> <p>Agree with all that is in the 'Sustainable Places' section but what will happen if developers persist in building in non sustainable ways – will planning permission be refused? The 'Matrix of relevant policies' is excellent but how many can be left unticked before permission is refused?</p> <p>Under 'Avoid parking dominated developments' suggest more positive reference to car free tenures – “within x distance of town centre only car free tenures will be considered”.</p>	<p>the guidance is to encourage the consideration of sustainable construction and design practices in all development proposals. Once adopted, the document will be used to influence pre-application negotiations and will form a material consideration in the determination of planning applications and the examination of planning appeals.</p> <p>Initiatives that may be considered in higher density developments include car free tenures. However, the appropriateness of such initiatives will depend on the alternative travel choices that are readily available in the particular locality rather than the distance from the town centre.</p>
Leicestershire Constabulary	<p>An excellent document that seems to cover the main principles that lead to the design of safe and secure environments. Some minor amendments to the text are recommended to clarify safety and security issues, and some additions are suggested to the list of References and Contacts.</p>	<p>Support for the document is welcomed. The text will be revised to incorporate the recommended amendments/additions.</p>
Leicestershire County Council	<p>Whilst in principle document welcomed, current draft is too wordy and repetitive, and should avoid jargon as much as possible. The emphasis is very much on urban design. However, much of Charnwood is rural in character and the document does not seem to address design in this context.</p> <p>No attempt is made to analyse the landscape character of Charnwood, which would be useful in giving a context and framework for the design guide.</p> <p>In general, the principles of the guidance reflect in many ways the aims and objectives of the County Council's new design guide, 'Highways, transportation and development' (Htd), which provides a lot of relevant information, and any roads that are intended for adoption should reflect the guidance that it contains.</p>	<p>The support for the document, in principle, is welcomed. Comments on 'wordy and repetitive' nature of draft, along with other minor suggestions on the text are noted and will inform the redrafting of the document.</p> <p>The comments on 'urban emphasis' of the guidance are noted and will be considered in redrafting and the selection of illustrations for the final document. However, as used generally within the practice of urban design, the term 'urban' has a wide and inclusive meaning, embracing not only the town but also the village and hamlet. The guidance aims to encourage the achievement of sustainable, distinctive and appropriate development, by establishing good design principles that, allied to a</p>

Appendix 2- Comments from Stakeholders and Council Response

Respondent:	Comments	Response including recommended amendments
		<p>thorough understanding of site, place and context, can be applied to urban or rural locations.</p> <p>The guidance does not attempt to analyse the 'landscape character' of Charnwood. Separate SPD on landscape character areas is proposed to address this issue in due course.</p> <p>The need to take account of the County Council's newly adopted 'Highways, transportation and development' design guide is acknowledged and will be addressed in the redrafting.</p>
Loughborough Chamber of Trade & Commerce	<p>'Mix the house types' - Mixture of tenure could create problems on certain sites. Mixed uses & tenure require strict landlord controls.</p> <p>'Sub-divide development sites' – Not sure that narrower development plots lead to good design in all cases.</p> <p>'Avoid parking dominated developments' – Make sure that lower levels for developments listed are considered by planning officers as special sites.</p> <p>'Measures for safer cycling' – <u>Not</u> sure that points made are very practical especially on larger estates.</p> <p>'Include sustainable drainage schemes' – Vital for town centre developments where practical.</p>	<p>The comments on mixture of house types and tenures are noted. The guidance recognises that potential problems 'can be resolved through careful attention to detailed design and arrangements for long-term management.</p> <p>The guidance on narrower plots does not recommend adoption in all situations but relates use to the local characteristics.</p> <p>The guidance on significantly lower levels of parking already sets out circumstances where such an approach would be appropriate.</p> <p>The comment on cycling measures is noted but no change to guidance is considered necessary.</p> <p>The support for SUDs is noted.</p>
Seagrave Parish Council	Seagrave is currently considering producing a design statement. The document will be a useful reference tool. The 'Campaign for Dark Skies' should be added to the Contact/Sustainability Links list.	The comment is noted and the suggested link will be added to the text.
Syston Town Council	Support the document in its entirety. Wish to express strongly the view that the provisions of the document, once adopted, should be properly enforced in respect of each planning application. Past experience of the planning process has been full of "good intentions"	The support for the guidance is welcomed and comments regarding the Town Council's experience of the planning process are noted. This appears to support the need for clear guidance to be adopted, which will help the Borough

Appendix 2- Comments from Stakeholders and Council Response

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	<p>which have proved insufficiently robust to withstand pressure from developers, resulting in many of the problems which affect Syston today and will increase in the future.</p>	<p>Council to reject ill-conceived proposals that fail to meet good urban design objectives.</p>
The Countryside Agency	<p>We welcome and support the production of guidance that will help in the aim of raising the overall quality of design of development proposals and make clear to applicants and developers at the outset the requirements that proposals will be required to deliver.</p> <p>The draft document unfortunately has a strong emphasis on urban design principles with rural design sadly being given token reference. Suggest references to some of the Countryside Agency's own tools, guidance and initiatives would help redress the urban focus.</p> <p>As an alternative to Design Statements we would encourage you to take into account and promote the need to prepare Concept Statements in advance of allocating specific sites. Also encourage reference to 'Quality of Life Assessment', 'Biodiversity by Design', 'The Leicester, Leicestershire and Rutland Landscape and Woodland Strategy', 'Village Design Statements' and 'Parish Plans'.</p>	<p>Support for the guidance is welcomed. The comments on the 'urban emphasis' of the guidance are noted and will be considered in redrafting and the selection of illustrations for the final document. However, the document is intended to provide 'urban design' guidance and there appears to be some confusion about the use of the term 'urban' in this context. Generally within the practice of urban design the term 'urban' has a wide and inclusive meaning, embracing not only the town but also the village and hamlet. The guidance aims to encourage the achievement of sustainable, distinctive and appropriate development by establishing good design principles that, allied to a thorough understanding of site, place and context, can be applied to urban or rural locations.</p> <p>Suggested references to other initiatives, tools and documents will be added to text.</p>
Thrussington Council	<p>No comments on draft guidance.</p>	
Woodhouse Council	<p>The draft guide is welcomed. It will have a very positive effect on improving the quality of new development. Support, particularly, the idea of 'local character and distinctiveness'. Hope that the Guide's principles would apply to any particularly sensitive development proposals that might be considered in the near future.</p> <p>Design statements, which include site and setting analysis, should be mandatory, not just desirable in conservation areas for all but the most minor of applications.</p> <p>What is meant by 'larger proposals' and 'larger sites' in sections 2.2 and 2.3? There are examples of sites in strategic locations, e.g.</p>	<p>The support is noted. The draft guidance will inform the assessment of development proposals in the short term but cannot be given full weight until adopted as SPD.</p> <p>The text will be amended to require design statements for 'all new development within conservation areas' and to relate 'larger proposals' and 'larger sites' to the definition of 'major applications', which includes any proposal for the erection of 10 or more dwellings.</p>

Appendix 2- Comments from Stakeholders and Council Response

Respondent:	Comments	Response including recommended amendments
	village centres that may only have potential for 10 to 20 houses, where a development comprising uniform house types would give rise to a monotonous built form.	
Wymeswold Parish Council	<p>Generally approve the proposed approach, as there are a great many good ideas and pleasing statements.</p> <p>There should be a clear distinction between Urban and Rural settings. There should be effective monitoring by Planning Officers of the developer's compliance to VDS or other SPD. It is important that everyone involved in development proposals should appreciate "site character" and make a proper attempt to adjust the style and type of building in relation to the site. Section 4.1 "new development should follow a coherent building line" should not be slavishly followed. It is important to reflect the existing character of the place.</p>	<p>The support is noted. Whatever the setting, be it rural, suburban or urban, the guidance aims to encourage the achievement of sustainable, distinctive and appropriate development by establishing good urban design principles and by recognising the importance of a thorough understanding of site, place and context. The guidance is aimed at everyone involved in development in Charnwood and once adopted will be a material consideration in the determination of planning applications.</p>

Leading in Design- Shopfronts and Signs-

Respondent:	Comments	Response including recommended amendments
Architectural Liaison Officer, Leicestershire Constabulary	<p>Recessed entrances are likely to be use for anti-social activities and can create opportunities for burglars. If the recess is minimal then it should be well lit. Greater recesses should be closed of at night with a metal gate to allow vision in and light from the shop to illuminate the footway.</p> <p>Projecting signs at a minimum of 2.4m above the pavement would be better.</p> <p>Automatic Telling Machines should not be sited within recesses.</p>	<p>Accepted. Amend text</p> <p>Noted. Amend text</p> <p>Noted. Amend text</p>
Loughborough Chamber of Trade & Commerce	<p>In general the document limits design by innovative architects, as the policies are too strict i.e. do access requirements for a reduction of pavement clutter prevent outdoor dining.</p>	<p>The guidelines actively promote innovative solutions in most situations only in certain circumstances will accurate restoration be required. In most instances the requirements of all users can be accommodated by good design.</p>
Charnwood Disability Forum	<p>No mention of the Disability Discrimination Act requirements.</p>	<p>Noted. Amend text to refer to the DDA.</p>

Loughborough University East Park SPD

Respondent:	Comments	Response including recommended amendments
<p>Councillor David Snartt</p>	<p>Although I understand the document is primarily for design, I feel it has implications in the following areas:</p> <ol style="list-style-type: none"> 1. How does it fit with the Loughborough Town Centre strategy which is looking into the question of student accommodation? Document provides up to 450 bed spaces with some 2,800 on other sites. Would it not be wise to have this as an overall strategy to encompass all aspects of the complex student accommodation problem? 2. No mention of implications on traffic generated on Epinal Way, which already has serious traffic issues at times. Again this needs to be taken with an overall strategy in mind. <p>This seems to be an inward looking document which meets the academic needs of the University but may have serious implications for Loughborough. Should this be part of a total strategy on the way forward?</p>	<p>The intention is to provide a more detailed framework to guide proposals for the refurbishment and redevelopment of existing buildings on this part of the Campus in accordance with Policy CF/4 of the Local Plan. The provision of additional student bed spaces forms part of a wider proposal by the University which is the subject of a recently submitted outline planning application.</p> <p>Consultation on the draft SPD will allow local residents and other interested parties to comment on the option of a new vehicular access to Epinal Way. A full Transport Assessment will need to be undertaken by the University to demonstrate the feasibility of this option before the Council formally adopts the guide as a Supplementary Planning Document.</p> <p>Amend text to refer to Policy EV/1 of the Local Plan and Leading in Design, add a further objective to provide new buildings adopting energy efficient design principles and add final section to set out the key design considerations for the site as follows:</p> <p><u>Detailed design Considerations</u></p> <p><i>Policy CF/4 of the adopted Local Plan makes provision for academic (and ancillary) uses and student accommodation within the campus, subject to a number of detailed development control criteria. Whilst the masterplan is not a blueprint for redevelopment it must guide future development and planning applications in a way which enables it to achieve its objectives.</i></p>

Appendix 2- Comments from Stakeholders and Council Response

Respondent:	Comments	Response including recommended amendments
		<p>The detailed development control criteria within Policy CF/4 relate to the following material considerations:</p> <ul style="list-style-type: none"> • Cyclist and Pedestrian Provision; • Character and appearance and relationship with neighbouring development; • Hard and soft landscaping and the creation of high quality environments; • Retention of trees open space and other important features. <p>As part of the site falls within an area of floodplain, proposals for new development will need to take account of any flood risk. Early discussions will be needed with the Environment Agency to discuss the likely impact on flooding in relation to the redevelopment proposals.</p> <p>As part of trying to create a more coherent building form, the proposed redevelopment of East Park has been redefined into specific zones. All are designed to interact, but importantly to create a sense of place, particularly for pedestrians. Each zone raises different issues within the context of the detailed development criteria of Policy CF/4, and which need to be addressed as part of providing a framework for future redevelopment.</p> <p><u>Residential Zone</u></p> <p>With the creation of additional student accommodation on East Park, it is possible to achieve two outcomes. Firstly it enables the provision bedspaces towards the current deficit in purpose built student accommodation. Secondly, it will create</p>

Appendix 2- Comments from Stakeholders and Council Response

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		<p><i>a defined residential area, linking the existing landmark building, the Towers, and Butler Court. Buildings should be between 4 – 6 storeys. This aims to reflect the heights of existing student accommodation at Butler Court and their location towards the edge of the campus, whilst recognising that the taller building form at the Towers and location towards the heart of the East Park can accommodate a slightly higher form of development.</i></p> <p><i>The enhancement of the existing dining, informal leisure/sports facilities and open space to support this accommodation will add to the sense of place, of a small ‘student village’.</i></p> <p><u><i>Academic Zone</i></u></p> <p><i>The primary function of East Park has been and will for the foreseeable future be academic. A number of different departments currently exist on this part of the campus, in inefficient, outdated buildings. The purpose of their redevelopment is to both upgrade the academic facilities and to make more efficient use of space, to support the marketability of existing courses and to cater for medium term growth, particularly in the postgraduate student sector. The plan also enables LUSAD (School of Art and Design), currently across Epinal Way adjacent Loughborough College, to relocate to East Park in the long term if feasible.</i></p> <p><i>Redevelopment of East Park will allow the more efficient use of facilities. It will enable different departments, which often</i></p>

Appendix 2- Comments from Stakeholders and Council Response

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		<p><i>have similar technological needs, to be located where they can best take advantage of each other's facilities, preventing unnecessary duplication in some instances.</i></p> <p><i>The redevelopment of the Towers Bungalows is a particularly sensitive site, being located close to neighbouring residential properties. As such buildings should be no higher than three storeys and should be oriented to ensure that their mass, scale and form is such that these residential properties do not suffer a significant loss of amenity as a result. Buildings should allow views and light through the building form but at the same time be designed and positioned sufficient distance from this southern boundary so as to avoid overlooking.</i></p> <p><i>Further into the heart of the East Park it may be possible to accommodate higher buildings. The current masterplan only relates to buildings of 3 –5 storeys as that is all that is required to meet the University's current and medium term needs.</i></p> <p><i>As part of making the East Park a more attractive environment, the existing car parking areas, which are numerous and often indiscriminately placed, will be replaced by a multi storey car park. This car park would be up to a height of five decks, which will cater for all the academic and visitor needs of the East Park, without the need for the current tortuous and inefficient route around the perimeter of this part of the campus.</i></p> <p><i>The car park should be positioned in an unobtrusive location and related to other new buildings, to protect both key vistas into the campus and amenities of surrounding residential properties.</i></p>

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		<p><u><i>Campus Focal Point/Cultural Zone</i></u></p> <p><i>Recent sports developments have resulted in essentially a blank façade to Epinal Way, with buildings without a road frontage. One of the aims of the masterplan is to create a welcoming entrance and a new focal point, with key vistas into the East Park as one enters from Epinal Way. An option exists for the creation of either a new controlled vehicular entrance from Epinal Way (to serve East Park and cultural evening events) or for an enhanced pedestrian access. Any proposals for a new vehicular access to Epinal Way will need to be subject to a full Transport Assessment by the University before the Council formally adopts this guidance as a Supplementary Planning Document.</i></p> <p><i>Regardless of whether this entrance point is developed with or without a new vehicular entrance, it is important that to fulfil its role as focal point for East Park. The redevelopment and extension of existing buildings need to create two good quality landmark buildings to define this entrance and open up the University with its public interface.</i></p> <p><u><i>Open Space/Nature and Informal Leisure Zone</i></u></p> <p><i>A network of nature areas and footpaths already exists on East Park. By enhancing this network, through the residential areas and towards the cultural zone, it will be possible to provide vital linkages between and through zones.</i></p>

Appendix 2- Comments from Stakeholders and Council Response

Respondent:	Comments	Response including recommended amendments
		<p><i>The importance of hard and soft landscaping in creating a coherent image cannot be underestimated. Landscaping can also have functional purpose, such as proposed around the Towers as a turbulence inhibitor. The use of open spaces and their relationship with the buildings located within them must interrelate to create a collegiate building form, which works as a whole. Whilst development may not take place in one phase, but rather incrementally, it should do so in a planned way. Hard and soft landscaping of open spaces and the natural environment should form an integral part of the design rather than an afterthought for 'left over' areas of land from development.</i></p> <p><u><i>Vehicle, Pedestrian and Cycle Movement</i></u></p> <p><i>An important feature of the masterplan is to create a more pleasant pedestrian environment. At present, there is little sense of place so that visitors and newcomers can find it difficult to orientate themselves. The creation of a new entrance, be it vehicular or pedestrian, needs to give priority to pedestrians. At their arrival point, buildings should be orientated to enable visitors to have views into and through this part of the campus, so that they can easily make route choices.</i></p> <p><i>Internal roads should be downgraded to slow down traffic and give pedestrians and cyclists priority. At the new main entrance for East Park, it will be important to segregate pedestrians and cyclists, linking in with the existing pedestrian and cyclists footpath network, which characterises the existing nature areas. Linkages between the different zones for those on foot in particular are important to provide a sense of place and to create a</i></p>

Appendix 2- Comments from Stakeholders and Council Response

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		<i>cohesiveness about the redevelopment as a whole.</i> “
English Heritage	There are no nationally important sites or buildings on or adjacent to this site and therefore we have no comments.	Noted.
English Nature	Draft states that a number of the buildings are nearing the end of their useful lives. The presence of bats, protected under the Wildlife and Countryside Act 1981 should be taken into account before any demolition/ alterations. Pleased to see that a key feature of the plan is to retain existing wildlife/ nature areas. An ecological survey should be undertaken for the whole site to ensure the optimum biodiversity benefit can be gained.	Noted.
Environment Agency	A significant part of the site lies within the 1 in 100 year floodplain of the Woodbrook. Any masterplan or re-development proposal should give proper consideration to flood risk. A further objective should be added: “To ensure the continued development of the site in an environmentally sustainable manner, taking into account such factors as flood risk, drainage and biodiversity.” An early consideration of flood risk to the site would help to pre-empt the difficulties that can arise from individual planning applications in areas at risk from flooding.	Accepted. Amend text to refer to need for development proposals to take account of flood risk. Add reference to Local Plan Policy EV/27 Protection of Floodplains.
Highways Agency	Further to the de-trunking of the A6 earlier this year, the only trunk route which would be affected by traffic related to this development is the M1. Trip rates from net additional floorspace proposed are unlikely to result in a significant impact on Junction 23. However given the sensitivity of the A512 westbound approach to Junction 23 and the general loading at J24, any planning application should be accompanied by a Transport Assessment.	Noted. Amend text to refer to need for Transport Assessment before the Council adopts the document as SPD.
Loughborough Chamber of Trade and Commerce	Residential bedspaces in plan not sufficient.	The provision of additional student bed spaces forms part of a wider proposal by the University which is currently the subject of an outline planning application.
Loughborough	Supports Policy CF/4 as it applies to the College and the University.	Comments noted. Option of vehicular access to Epinal

Appendix 2- Comments from Stakeholders and Council Response

Respondent:	Comments	Response including recommended amendments
College	<p>Support proposed Plan. Would have concerns if multi storey car park resulted in more vehicles using Epinal Way to enter or exit the Campus.</p> <p>There is a need for a scheme to ensure both the University and College sites can be exited safely. This could be addressed by adopting the plan put forward by the University to establish their main vehicular entrance opposite the College entrance. This would enable the creation of a traffic island or light controlled crossing.</p> <p>The plans should allow for full size buses to at least access and egress the East Campus.</p>	<p>Way would need to be subject to a detailed Transport Assessment prior to the adoption of the document as SPD.</p>
Leicestershire County Council	<p>There is no supporting highway/ transportation assessment and it is not therefore possible to make any informed comments with respect to these implications.</p> <p>The illustrative plan shows a new access onto Epinal Way. I have no objections in principle but the traffic impact will need to be addressed in some detail and it must be demonstrated that the proposed junction can satisfactorily accommodate predicted traffic movements without causing demonstrable harm to the safety and free flow of other traffic using Epinal Way. A Transport Impact Assessment should therefore be undertaken setting out the implications in respect of the operation of the highway network, cycling and pedestrian accessibility.</p>	<p>Comments noted. Reference to need for Transport Assessment has been added.</p>