

Charnwood Local Plan Examination. Matters, Issues and Questions.

Statement on Behalf of Redrow Homes, Davidsons
Developments and the Helen Jean Cope Charity.

Matter 6 – Urban Area Policies, Site Selection, Sustainable
Urban Extensions and Housing Site Allocations

Date: 5th June 2022 | Pegasus Ref: P21-0492

Author: Guy Longley



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
1	20th May 2022	GLO	GLO	
2	28th May 2022	GLO	GLO	Amends following Conference
3	5th June 2022	GLO	GLO	Final amends



Contents.

Matter 6 – Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations	1
Issue 1 – Whether the Urban Area Policies are justified and will be effective in meeting development needs?	1
Issue 2 – The Site Selection Process	2
Issue 4 – Housing Allocations – Question 6.16	4

Appendices contents.

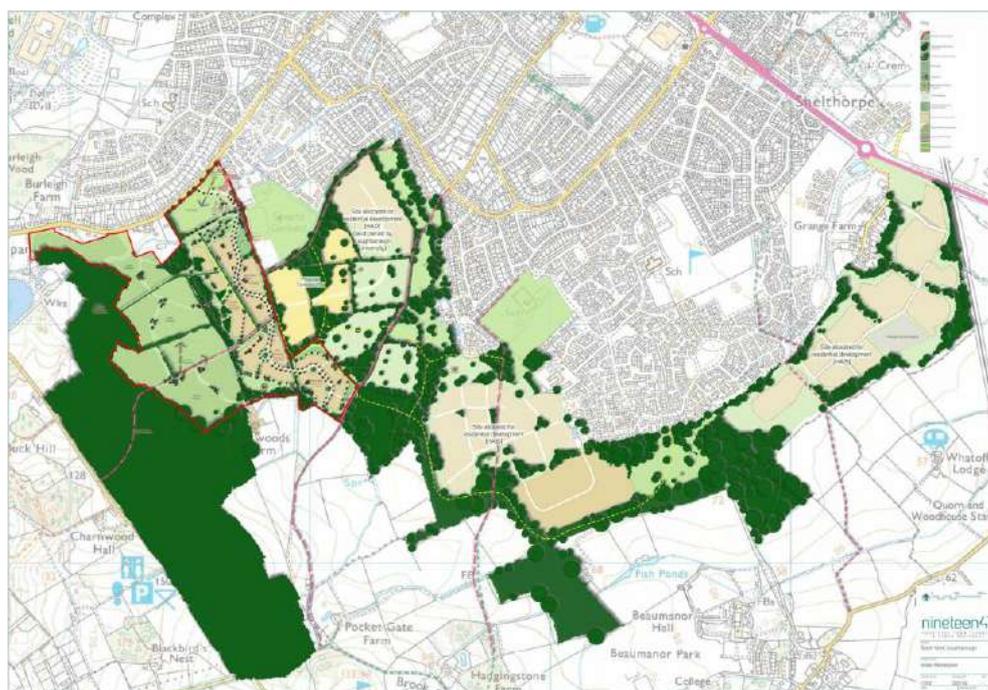
Appendix 1 – Letter from the Helen Jean Cope Charity	5
Appendix 2 – Comparison of Sustainability Appraisal Site Assessments	7
Appendix 3 – Vision Addendum Golby + Luck.....	10
Appendix 4 – Illustrative Masterplan, Nineteen47	11

Matter 6 – Urban Area Policies, Site Selection, Sustainable Urban Extensions and Housing Site Allocations

Issue 1 – Whether the Urban Area Policies are justified and will be effective in meeting development needs?

- 1.1. Policy LUC1 sets out the overall strategy of the plan relating to the Loughborough Urban Centre, cross referenced to the housing allocations proposed in Policy DS3 and the aspirations to protect and enhance the Charnwood Forest and River Soar in accordance with Policy EV6.
- 1.2. In our response to Matters 2 and 4, we have set out our concerns that the proposed distribution of new housing sites set out in Policy DS3 does not reflect the settlement hierarchy and the role of Loughborough as the main urban centre and the most sustainable location for future growth.
- 1.3. In that respect, the urban area policies will not be effective in meeting development needs in the most sustainable way. The scale of development directed towards Shepshed is not properly justified and there are more sustainable opportunities for growth on the edge of Loughborough, including land to the south of Watermead Way. As we have highlighted in our response on other Matters, the greatest affordable housing need is in Loughborough and the strategy for the urban areas and the distribution of development does not meet these needs. By way of context, Plan 1 below shows how the land south of Watermead Way relates well to the separate site allocations included in the plan.

Plan 1: Relationship of Land off Watermead Way with Local Plan Allocations



Issue 2 – The Site Selection Process

14. The approach to the site selection process is set out in the Sustainability Appraisal (SD/5) and the Development and Site Selection Topic Paper (TP/2). It is considered that the approach to site selection of sites on the south and south-western edge of Loughborough has failed to consider the opportunity for a more strategic approach to growth in this location, including land in our client's control that could deliver important wider benefits in terms of biodiversity and recreational access to the Charnwood Forest. The piecemeal approach to growth on the south-western edge of Loughborough fails to deliver the Government's aspirations to build beautiful as set out in the NPPF. It would appear that in framing the plan's spatial strategy, the Council has been unduly influenced by local sensitivities to development south-west of the town. As a result, whilst the plan makes provision for growth in the area, opportunities to secure a suite of significant benefits through a more comprehensive strategy incorporating land in the control of our clients have been missed.
15. We have set out through our submissions to both the Regulation 18 and 19 consultations the unique opportunity presented by the land in the ownership of the Helen Jean Cope Charity to deliver a range of benefits alongside the provision on additional housing to meet the Council's housing requirements in one of the most sustainable locations for growth. The Charity's Charitable status allows it to secure the future of land adjoining The Outwoods in the long term, gifting it to the town. This continues the Charity's previous gifting of part of The Outwoods and also Jubilee Wood to the town. Over the last 21 years the charity has provided over £5million to assist schools, village halls, churches, playgroups, art festivals, and all manner of groups catering for the needs of young, the old, the disabled, the homeless and the sick. **Appendix 1** includes a letter from the Charity setting out its commitment to delivering the significant benefits associated with the development opportunity.
16. As we have outlined in our response on other Matters, we are concerned that the Sustainability Appraisal process failed to properly consider relevant evidence on sites presented as part of the submissions in response to the Regulation 18 consultation. A suite of supporting technical documents were submitted in relation to the land south of Watermead Way, including an assessment of landscape impacts. This does not appear to have been taken into account in the assessments.
17. The Sustainability Appraisal does not properly appraise a reasonable option of a more comprehensive and coordinated development to the south-west of Loughborough that would secure important benefits that will not be delivered by the allocations made in the plan. These benefits include the opportunity for significant biodiversity net gain that could assist other sites in meeting their biodiversity net gain obligations. There is also the opportunity to improve public recreational access to the Charnwood Forest with the provision of a visitor centre with cycle hire facilities.
18. In our representations on the Submission Draft Plan we included a comparison of the relevant site assessments for sites proposed for allocation and the land at Watermead Way. For completeness this is included at **Appendix 2** to this response. Whilst impacts are identified for landscape sensitivity, biodiversity and nature conservation, the Council's assessment only related to part of the wider land interest to the south of Watermead Way. The Council's assessment therefore fails to properly consider the opportunities for

landscape and biodiversity improvements and improvements for recreational access that were outlined in our client's Regulation 18 submissions.

- 1.9. The Charnwood Landscape Sensitivity Assessment, 2021 (EB/ENV/1) post dates the Sustainability Report. The assessment of the land south of Watermead Way in this report has been considered by our Landscape Consultants, Golby + Luck and they comment on the assessment in their Landscape Note, previously submitted to the Regulation 19 consultation response.
- 1.10. The proposed allocations to the south and south-west of Loughborough (HA15, HA16 and HA17) would provide some 1,350 dwellings on the southern edge of Loughborough. The policies relating to these allocations present a disjointed approach to growth, with the sites considered individually. It is notable that in its response to the Submission Draft Plan, Loughborough University as owners of site HA17 argue that there is evidence to support the requirement for biodiversity net gain on their site or that the site is a strategically important wildlife network link. This demonstrates the piecemeal nature of the plan's approach to development in this location. Our proposals for the land off Watermead Way embrace the opportunities on the wider landholding to secure significant biodiversity net gains in excess of 50% biodiversity net gain that would offer a deliverable and comprehensive solution of benefit not only of the proposed allocation sites but also, significantly, by providing the opportunity for a biodiversity bank to enable offsetting of biodiversity net gain requirements on other sites within Charnwood or other districts, if required
- 1.11. The inclusion of the land south of Watermead Way would deliver some 500 homes, helping to meet additional housing requirements identified in the recently published SoCG, and would offer a more comprehensive development solution for south-west Loughborough by providing;
 - Extensive areas of new planting as an extension to the Outwoods;
 - A new Forest Gateway Hub providing improved facilities for recreational access to the Forest including for those with mobility issues;
 - Biodiversity improvements delivering significant net gains assisting the proposed allocations and/or other districts in meeting their obligations in this respect, by providing land for a biodiversity bank;
 - Improvements to public transport to serve the wider area for development proposed in the Submission Draft Plan.
- 1.12. The provision of a new Forest Gateway Hub would also offer wider benefits in helping the Council to manage recreational pressures on other popular recreational destinations in the Charnwood Forest including Beacon Hill Country Park by offering easily accessible facilities to enable access to the Outwoods from the town.
- 1.13. In our representations on the Submission Draft Plan we noted that the site is in the single ownership of the Helen Jean Cope Charity, a local charity who will use the sale proceeds to deliver its philanthropic objectives (see letter at **Appendix 1**).
- 1.14. In terms of the assumptions on site capacity set out in the Strategic Housing and Employment Land Availability Assessment (EB/DS/1), they are a somewhat blunt tool for deriving site potential. For the land south of Watermead Way, nineteen47 have undertaken

initial master planning work that carefully considers the different characteristics of different parts of the site to identify a range of character areas of different densities, which in combination could deliver some 500 homes to an average density of 33 dwellings per hectare, reflecting a density range of 25 to 37 dwellings per hectare to sensitively assimilate the development within its context. For completeness the Indicative Masterplan is included at **Appendix 4**.

Issue 4 – Housing Allocations – Question 6.16

- 1.15. In our separate responses to Matters 2 and 4, we have argued the need for the Plan to be modified to provide for the apportionment of Leicester's unmet needs identified in the recently published SoCG, to provide a flexibility allowance of 15% and to extend the plan period by 1 year. The scale of housing provision will therefore need to be increased.
- 1.16. The land south of Watermead Way offers an obvious sustainable opportunity for allocation to help meet these additional requirements. It offers the potential to provide a far more comprehensive development solution on the south-western edge of Loughborough to deliver important landscape, biodiversity and recreational benefits.
- 1.17. On behalf of Redrow Homes and Davidsons Developments initial technical work has been undertaken including landscape, ecology, transport and flood risk and drainage assessments. The Illustrative Masterplan included at **Appendix 4** reflects the findings of this technical work. This demonstrates that there are no in principle constraints to development and the land is suitable for allocation to help meet additional housing needs. The land is entirely in the control of Redrow Homes and Davidsons Developments, local housebuilders with a strong record in the timely delivery of new housing.



Appendix 1 – Letter from the Helen Jean Cope Charity

THE HELEN JEAN COPE CHARITY

1 Woodgate, Loughborough, Leicestershire, LE11 2TY. Tel/Fax 01509 218298
Charity Administrator: Mrs J. A. Monk

The Charnwood Local Plan Examination Inspectors'
c/o Ian Kemp
Programme Officer
PO Box 241
Droitwich
WR9 1DW

30th May 2022

Dear Sirs

Letter from the Trustees of the Helen Jean Cope Charity in respect of land south of Nanpantan Road, Loughborough promoted by Redrow Homes, Davidsons on behalf of the Charity

This letter is prepared by the Trustees of the Helen Jean Cope Charity ('the Charity') in respect of their land interests at south-west Loughborough, south of Nanpantan Road.

The Site is under the sole ownership of the Helen Jean Cope Charity, named after Jean Cope, who inherited the Estates of her grandfather, Alan Moss, and her mother, Annie Isobel (Nan) Cope. In 1998, the Charity Commissioners approved a scheme for distributing the assets of the Estate and, since that time, the Trustees have granted almost £5 million to assist schools, village halls, churches, playgroups, art festivals, and groups catering for the needs of young, the old, the disabled, the homeless and the sick.

Following the pattern set by the Copes themselves, the Trustees make most of the grants to charities which are based in, or have a connection with the East Midlands, with preference being given to applications which will benefit Leicestershire. The Trustees wish the Inspectors' to be aware that they would invest the entire proceeds from the sale of this land, should it be allocated and subsequently granted planning permission, solely and entirely for the charitable objectives of the Trust.

Of relevance to this area, the Trustees would wish to make the Inspectors' aware that the family has also previously gifted part of The Outwoods and Jubilee Wood to Loughborough for the enjoyment of the public, demonstrating a long-standing commitment to improving the local community. The delivery of the final part of this jigsaw, some 27.3 hectares (out of the Charity's total landholding in this location of 58.6 hectares), through the proposed extension to these woods will be the completion of their unfinished ambitions to enhance public access for all to Charnwood Forest, as well as generating revenue to further the charitable purposes of the Trust. This is the Charity's sincere desire arising from the proposals.

Trustees: G S Freckleton FRICS, Miss L A Brydson LL B, J M Carrington. J.P, A Roberts LL B, M G Freckleton BSc, A Benskin LL B

Registered Charity Number 125937

The land is being promoted by Redrow Homes and Davidson Homes being the landowner's carefully selected development partners, because of their reputation, attention to detail, the quality of the new homes they build and environment and communities created.

Through this letter the Trustees wish to confirm to the Inspectors' the commitment of the Charity alongside the two developers to delivering upon the shared vision, to deliver high-quality residential development and green infrastructure, which will genuinely make a significant and permanent contribution to the future economic, social and community wellbeing of Loughborough.

The Charity believe both Redrow and Davidsons have the perfect blend of skills and experience to engage fully in the planning process translate the vision for this site into physical on the ground development delivering much needed new homes, including affordable homes, homes in an integrated and sustainable community that represents the best of the Charnwood Forest principles, as well as delivering wider public benefits through greater access for all to the Charnwood Forest and a new Visitor Centre.

The shared vision is to deliver a truly sustainable and integrated new development to Loughborough. The shared ambition is to deliver a new, truly sustainable urban quarter where the current and future residents of Loughborough will be proud to live, work and play.

The Trustees of the Charity wanted to bring to the attention of the Inspectors' conducting the Examination into the emerging Charnwood Local Plan 2020-2036 the Charity's intentions and aspirations arising from these proposals.

Yours faithfully



Graham Freckelton FRICS
Chairman



Appendix 2 – Comparison of Sustainability Appraisal Site Assessments

Appendix 2 – Comparison of site Appraisals

Criteria	PSH467 Land off Watermead Lane Loughborough	PSH255 Land at Woodthorpe Loughborough (HA15)	PHS21 Park Grange Loughborough (HA16 Part)	PSH25 Moat Farm Loughborough (HA17)	PHS24 Fairway Road, Shepshed (HA30 Part)	PSH138 Ashby Road & Inbleberry Road Shepshed (HA39)	PSH174 Land at Oakley Road Shepshed (HA33)	PSH291 Tickow Lane Shepshed (HA34)	PSH293 North Hallamford Road Shepshed (HA35)	PSH404 West of Tickow Lane Shepshed (HA32)	PSH405 West of Ingleberry Road Shepshed (HA40)	PSH436 Ashby Road Central Shepshed (HA41 Part)
Landscape Sensitivity	Yellow	Grey	Yellow	Yellow	Green	Green	Grey	Grey	Grey	Grey	Green	Green
Biodiversity and Nature Conservation	Red	Grey	Grey	Green	Green	Green	Grey	Green	Green	Grey	Green	Yellow
Water Pollution	Yellow	Grey	Grey	Grey	Grey	Grey	Grey	Yellow	Grey	Yellow	Grey	Grey
Water Quality	Green	Green	Green	Green	Green	Green	Grey	Green	Green	Green	Green	Green
Flood Risk	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
Air Quality	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
Access to Public Transport	Grey	Grey	Grey	Green	Green	Green	Green	Green	Yellow	Green	Green	Green
Climate Change Mitigation	Yellow	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red	Yellow
Historic Environment	Yellow	Yellow	Grey	Yellow	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
Regeneration	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
Access to open Space	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
Access to healthcare	Grey	Grey	Red	Green	Grey	Grey	Green	Green	Grey	Green	Green	Green
Loss of Employment Land	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
Access to Key Routes (employment sites)	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey	Grey
Access to Primary School	Green	Grey	Green	Grey	Green	Grey	Green	Green	Grey	Grey	Grey	Yellow
Access to Secondary School	Yellow	Yellow	Green	Green	Yellow	Yellow	Green	Yellow	Yellow	Yellow	Yellow	Yellow
Access to Convenience Store	Yellow	Green	Yellow	Yellow	Grey	Yellow	Green	Green	Grey	Green	Yellow	Yellow
Access to Leisure Facilities	Green	Green	Green	Green	Grey	Green	Green	Green	Grey	Green	Grey	Green
Loss of Land Safeguarded for Minerals	Grey	Red	Grey	Grey	Yellow	Yellow	Yellow	Red	Red	Red	Yellow	Yellow

Criteria	PSH467 Land off Watermead Lane Loughborough	PSH255 Land at Woodthorpe Loughborough (HA15)	PHS21 Park Grange Loughborough (HA16 Part)	PSH25 Moat Farm Loughborough (HA17)	PHS24 Fairway Road, Shepshed (HA30 Part)	PSH138 Ashby Road & Inbleberry Road Shepshed (HA39)	PSH174 Land at Oakley Road Shepshed (HA33)	PSH291 Tickow Lane Shepshed (HA34)	PSH293 North Hallamford Road Shepshed (HA35)	PSH404 West of Tickow Lane Shepshed (HA32)	PSH405 West of Ingleberry Road Shepshed (HA40)	PSH436 Ashby Road Central Shepshed (HA41 Part)
Commentary on Red flags	In relation to biodiversity and nature conservation; Split rating B/E. Wood Brook dissecting site. Arable fields with hedgerow/tree borders. Pond (SE). 150m from SSSI Beacon Hill, Hangingstone & Outwoods at the nearest point and immediately adjacent to an area of Ancient Semi-Natural Woodland that forms part of the Outwoods.	A suitable wind farm area overlaps the site. In regard to land safeguarded for minerals, more than 10ha within MSAs.	The site lies under 800 m away from a public transport stop, however it is more than 2Km away from a GP or health centre. In regard to climate change; A suitable wind farm read overlaps with the site.	A suitable wind farm area overlaps the site.	A suitable wind farm area overlaps the site.	A suitable wind farm area overlaps the site.	A suitable wind farm area overlaps/ adjacent to the site.	A suitable wind farm area overlaps the site. In regard to land safeguarded for minerals, more than 10ha within MSAs.	A suitable wind farm area overlaps the site. In regard to land safeguarded for minerals, more than 10ha within MSAs.	A suitable wind farm area overlaps the site. In regard to land safeguarded for minerals, more than 10ha within MSAs.	A suitable wind farm area overlaps the site.	No major red flags.



Appendix 3 – Vision Addendum Golby + Luck

A vision for South West Loughborough
Nanpantan Forest Suburb

Vision Addendum

Client: Redrow Homes Limited & Davidsons Developments Limited

June 2022 – Issue 2



Report Issue 1: 01/06/2022

Status: Draft

Author: Jonathan Golby CMLI

Report Issue 2: 06/06/2022

Status: Final

Author: Jonathan Golby CMLI





CONTENTS

1 INTRODUCTION 1

2 VISION SUMMARY 2

FIGURES

- Nineteen47 - n1312-005J – Masterplan
- Nineteen47 – n1312-002 – Wider Masterplan
- Nineteen47 – n1312-102 – Accessible Green Infrastructure Plan
- Nineteen47 – n1312-108 – Facilities Plan
- GL0978 13 – View 14 Beacon Hill Country Park



1 INTRODUCTION

- 1.1 This Vision Addendum has been prepared by Golby + Luck Landscape Architects on behalf of Redrow Homes and Davidsons Development Limited as an update to the Nanpantan Forest Suburb Vision Document – January 2020 submitted as part of the Regulation 18 consultation relevant to Land South of Nanpantan Road, South West Loughborough.
- 1.2 The addendum takes account of the changes to the vision and development parameters resulting from the iterative design and planning process adopted between the Regulation 18 and 19 consultations and includes:
- A response to the development/landscape strategy set out in the Submission Draft Local Plan relevant to South West Loughborough and the transition between the urban area and Charnwood Forest;
 - Amended figures relating to areas of open space and green infrastructure; and
 - Amended plans showing the scale/distribution of development/green infrastructure, and updated plans illustrating a wider vision for development at South West Loughborough



2 VISION SUMMARY

2.1 The Charnwood Forest is identified as a Regional Park and is fringed by towns and villages, as well as being accessible to the wider sub-region that includes Leicester and Nottingham. The Draft Local Plan recognises the pressure placed in the forest stating at paragraph 8.25:

“It experiences significant pressure from visitors with much of the visitor pressure focussed on a few honey pot sites including Bradgate Park, Beacon Hill Country Park and the Outwoods all of which are in our Borough. Similarly, we will support the aims of the Landscape Partnership Scheme to provide a high-quality experience for visitors through both new or improved small-scale tourism facilities and through rural diversification. It is essential that visitor growth is managed in a way that is compatible with the special and unique character of Charnwood Forest.”

2.2 The Draft Local Plan continues to state at paragraph 8.29:

“Our vision recognises the importance of Charnwood Forest and it has shaped our development strategy for homes and jobs, especially around Loughborough and Shepshed.”

2.3 The land to the south-west of Loughborough provides one of the few unconstrained opportunities for sustainable growth, with the land to the north and south constrained by separation issues, the land to the east constrained by the flood plain of the River Soar, and the land to the west at capacity having accommodated the emerging Garendon Park and Loughborough Science Park developments.

2.4 The land to the immediate south-west of Loughborough provides a strategic opportunity for growth, in combination with the delivery of the infrastructure to support the Regional Park and protect the setting of the Charnwood Forest. At present this has not been realised through the draft housing allocations that are considered to be piecemeal with limited opportunity to deliver the enhanced green infrastructure and associated facilities envisaged under draft Policy EV4.

2.5 Much of the focus of the draft strategy for growth at south-west Loughborough has sought to restrict development rather than securing a holistic environmentally led strategy that identifies potential for growth in tandem with an extensive and robust network of green



infrastructure to contain development and maintain the transition between the urban edge and the forest in perpetuity.

2.6 The initial approach to CBC for this site looked at south-west Loughborough as a whole, rather than taking the site in isolation. The consideration of the site as part of a wider strategy for a series of Forest Communities looked at a holistic, deliverable and well-conceived strategy for development that addresses the transition between Loughborough and the Charnwood Forest. It is only by promoting such a strategy that there can be certainty of the development prospects within this landscape, but more importantly certainty of the green infrastructure and Regional Park facilities that will be delivered as part of it. The danger of not adopting such a strategy is that developments are considered in isolation or piecemeal over consecutive plan periods and fail to deliver a strategic vision.

2.7 The Helen Jean Cope Charity (HJC) has been central to gifting Loughborough some of its most important forest assets such as Outwoods and Jubilee Wood. Central to this proposal is the continued gifting of land extending to approximately 42 hectares that will provide:

- Publicly accessible land at the edge of the main urban area taking pressure away from the more sensitive central areas of the forest;
- The much-needed Regional Park green and other infrastructure as identified in the Draft Local Plan;
- Enhanced and inclusive access allowing more varied access to a wider population close to their homes;
- Improved public interpretation and understanding of the forest through the delivery of a gateway hub;
- A commitment to securing biodiversity net gain in accordance with merging policy; and
- The long-term management and security of these new green public spaces as part of the legacy of the HJC.

2.8 The supporting vision for the Nanpantan Forest Communities clearly set out how this strategy could be delivered as part of a wider strategy for growth at south-west Loughborough. It considered the existing assets of the Moat Park, Sports Ground and



woods and demonstrates how these could be seamlessly linked as part of a strategic network of green infrastructure that includes the creation of Nanpantan Park, the Wood Brook Coppice and the extensive meadows at Outwoods Approach.

2.9 Of equal importance is the quality of development within each Forest Suburb. This cannot be 'anywhere' development and must represent an understandable transition between the best architectural quality of Loughborough and the vernacular of the Charnwood Forest. The vision looked at creating a transitional quality between the more formal, and dense Woodbrook Street and less dense and sylvan character of the Loughborough Holts. Such an approach is critical to the success of any strategy for development to the south-west of Loughborough and would be delivered by the two developers, Redrow Homes and Davidson Developments, specifically chosen by HJC for their acknowledged reputation for place making and delivering high-quality, well-designed housing.

2.10 The quality and strength of the vision is best reflected in its offer:

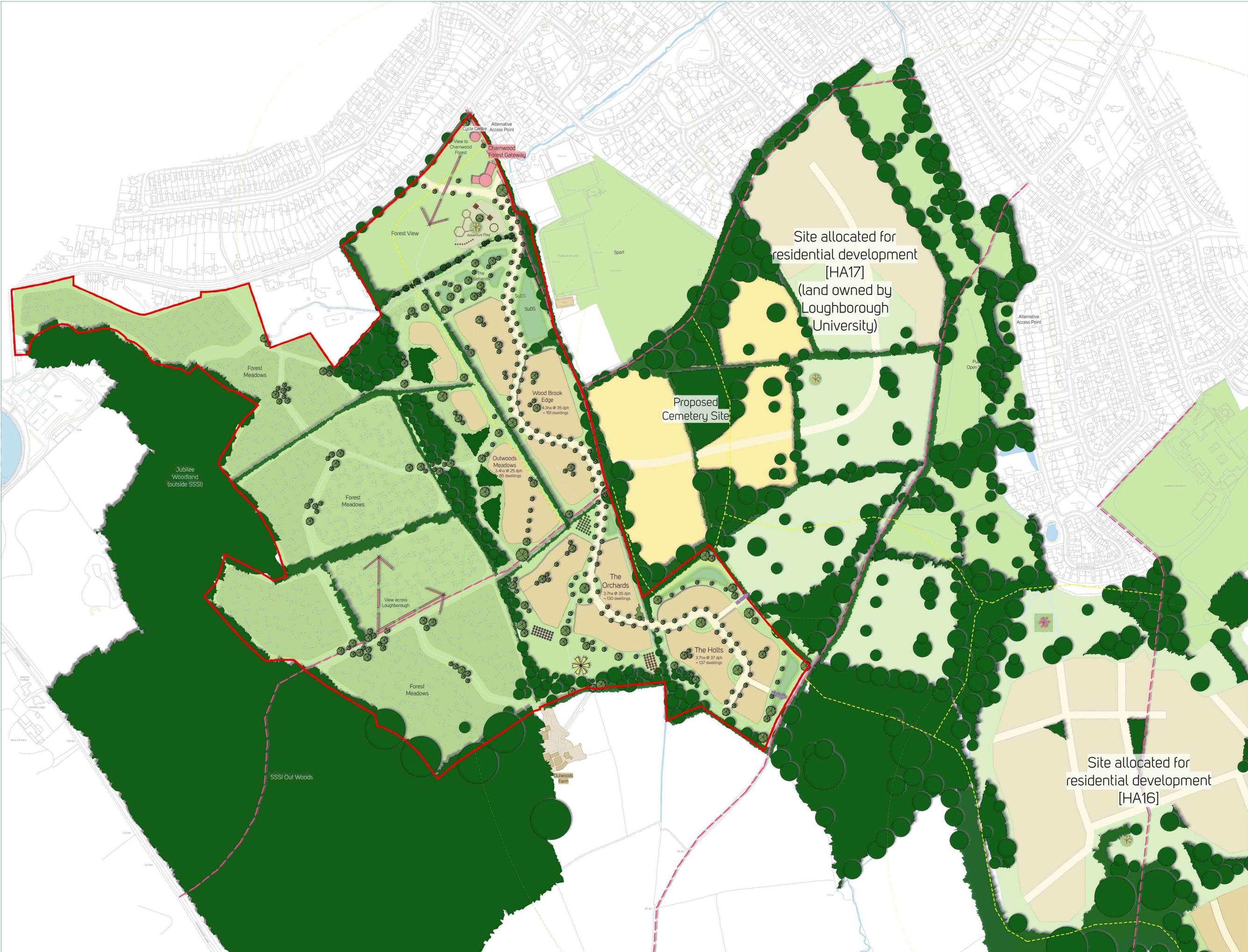
- Up to 600 new high-quality and well-designed homes;
- The commitment of the Helen Jean Cope Charity as landowner to reinvest sales proceeds back into charitable purposes in this area. This is unique to this landowner and will raise significant amounts of money that will directly benefit local projects;
- Extensive planting across 32 hectares of land;
- The creation of 42 hectares of public access land that will be managed for the people of Loughborough in perpetuity;
- Provision of a more diverse and inclusive access offer close to the urban area;
- A commitment to large-scale biodiversity net gain (42 hectares of land);
- The delivery of Regional Park facilities to meet the need identified in the Draft Local Plan that will ease pressure from the more sensitive central areas of the forest and provide access to a wider population together with a better understanding and interpretation of the asset through a gateway hub;
- Improved highway connectivity to the south-west of Loughborough; and
- Improved public transport connections.



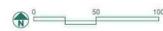
2.11 Most importantly, the strategy provides a definitive position on the commitment to housing at south-west Loughborough as part of a considered and high-quality landscape and green space transition with the forest.



Figures



- Key
- Application site boundary
 - Existing (retained) trees & hedgerow
 - Indicative proposed planting
 - Open space
 - Visual links
 - Potential for equipped play/LEAP
 - Forest Meadows
 - Indicative surface water attenuation basin
 - Indicative development cell
 - Housing allocation boundary
 - Existing public footpath
 - Proposed footpath links



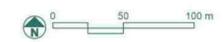


Key

- Application site boundary
- Public open space

Site allocated for residential development [HA17] (land owned by Loughborough University)

Proposed Cemetery Site

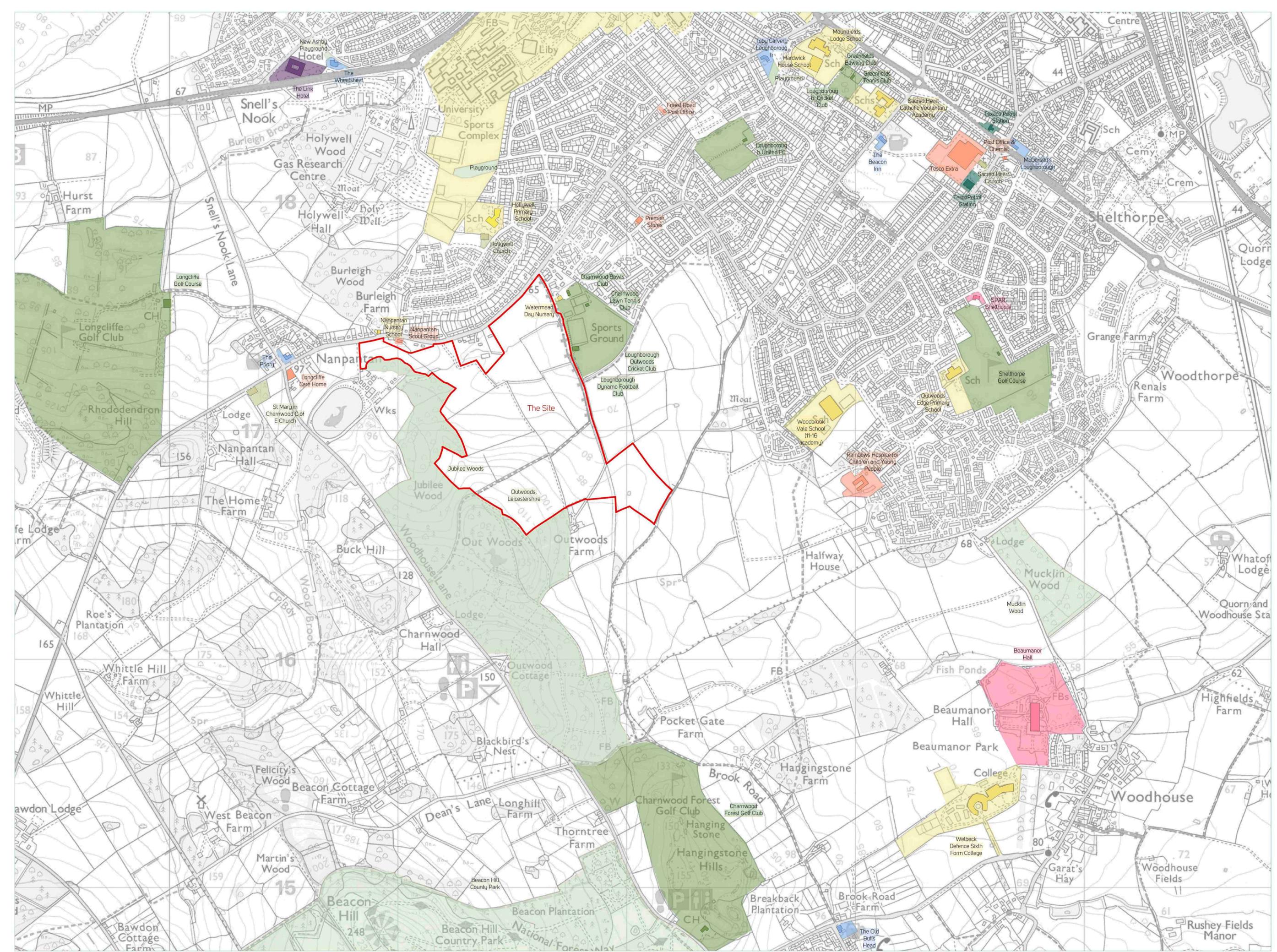


nineteen47
CHARTERED TOWN PLANNERS & URBAN DESIGNERS

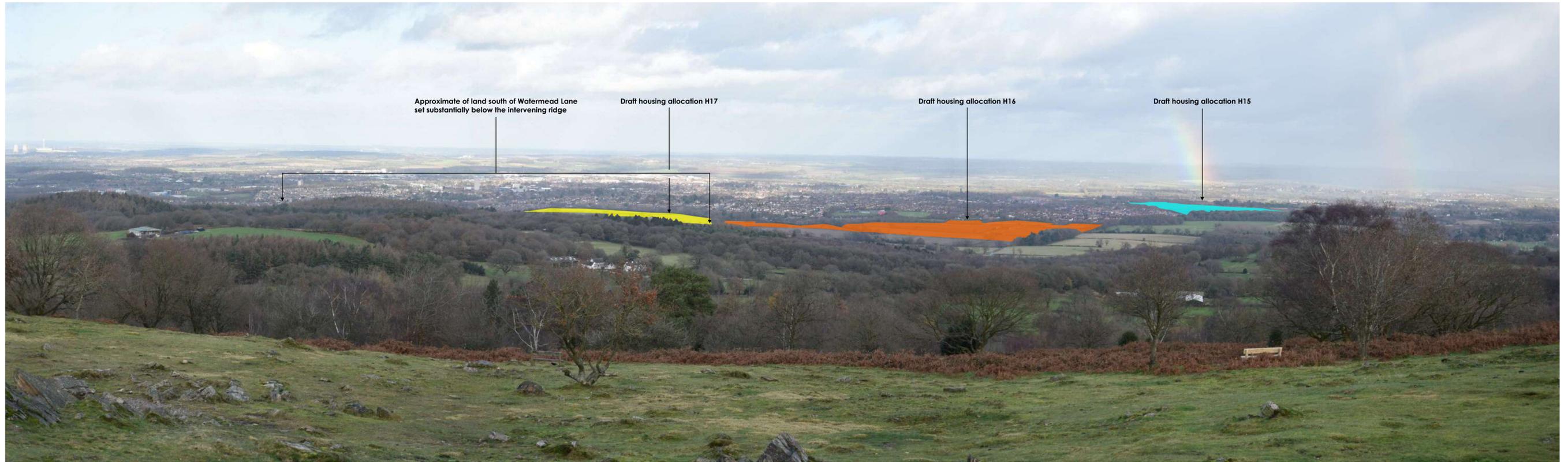
Project
Loughborough South

Drawing Title
Accessible Green Infrastructure

Project Code	Drawing No.	Rev.
n1312	102	-
Date	Drawing Scale	
01.06.2022	1:2,500 @ A1	



- Key
- ▬ Application site boundary
 - Pubs & Eateries
 - Community Services
 - Places of Worship
 - Hotels
 - Sports Facilities
 - Playing Fields / Play Parks
 - Education
 - Other



View 14 analysis illustrating extent of draft housing allocation visibility from summit of Beacon Hill comparative to the land south of Watermead Way

Project
Land at Southwest
Loughborough

Drawing title
View 14 - Beacon Hill
Country Park Analysis

Client
Redrow Homes & Davidsons
Developments Limited

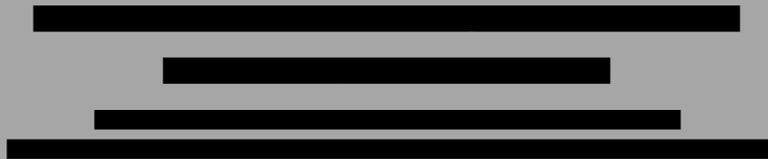
Scale
NTS

Checked
SG

Date
19/08/2021

Number/Figure
GL0978 13

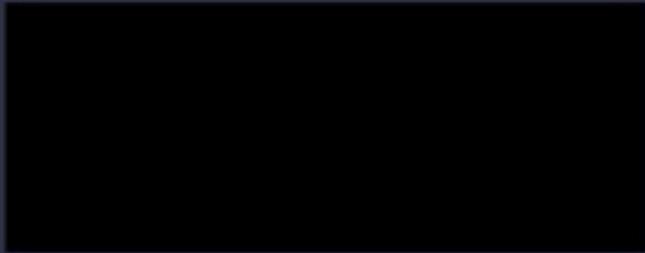
golby+luck 
landscape architects





Appendix 4 – Illustrative Masterplan, Nineteen47





Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sources from sustainably managed forests

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

We are ISO certified 9001, 14001, 45001



Pegasus_Group



pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK