



# Welcome

This public exhibition sets out how the proposals for Phases 3 & 4 of Loughborough University Science and Enterprise Park (LUSEP) have evolved since our last exhibition in September 2023.

Representatives from Loughborough University and their consultant team, Avison Young, e\*SCAPE, FPCR and Tetra Tech are pleased to share with you the revised proposals for the site.

## We have listened.

In September 2023, we presented the emerging proposals for LUSEP and received a number of comments and suggestions. The feedback we received has helped to inform further development and refinement of the masterplan, as illustrated on the following boards. In September you said:

- We want to continue to have public access to LUSEP and be able to enjoy the area.
- We want to ensure the wildlife and habitats within LUSEP are retained, protected and enhanced.
- Existing views and the site's rural outlook should be maintained.
- We have concerns over the amount of traffic along Snells Nook Lane and at the Nanpantan Crossroads.

**Further technical assessments have now also been undertaken, including:**

- Ecological Surveys including Habitats, Bats, Badgers, Great Crested Newts, Nesting Birds etc.
- Arboricultural Surveys to assess the condition of existing trees within the site, including Veteran Trees and other trees of merit.
- Road traffic surveys and ongoing traffic modelling.
- Heritage Assessment.
- Landscape and Visual Assessment.

**We have also undertaken a series of regular meetings and workshops with Charnwood Borough Council as work has progressed on the masterplan. The following key themes have emerged from these sessions:**

- Ensuring that the development achieves 40% Green Infrastructure on site.
- Ensuring we meet 10% Biodiversity Net Gain on the Site.
- Develop a Flood Risk and Drainage Strategy which works with the wider town's flood management plan.

**As part of the masterplanning process we have presented the proposals to Design Midlands; the regional design review body. Panel Members made a number of comments about the draft proposals, such as:**

- Ensure that LUSEP is an integrated part of the westward growth of Loughborough.
- Make LUSEP world class as a working environment: don't just develop buildings in which to work but also create an external environment in which the exchange of ideas can creatively take place.
- Ensure that there is good connectivity between LUSEP and the wider area for pedestrians and cyclists.
- Rather than create car parks for each development parcel, create shared parking hubs in key locations to increase the amount of green infrastructure within LUSEP.
- Draw on the existing landscape features of the site, enhance them and extend them into the LUSEP site.
- Be creative in the drainage of the site, creating formal and informal water features which can be enjoyed by people and used by wildlife.
- Celebrate the Heritage Assets and make positive use of them within the development.
- Develop an integrated arts strategy which informs the design process and aids in creating an identity for LUSEP.

## The proposals have evolved.

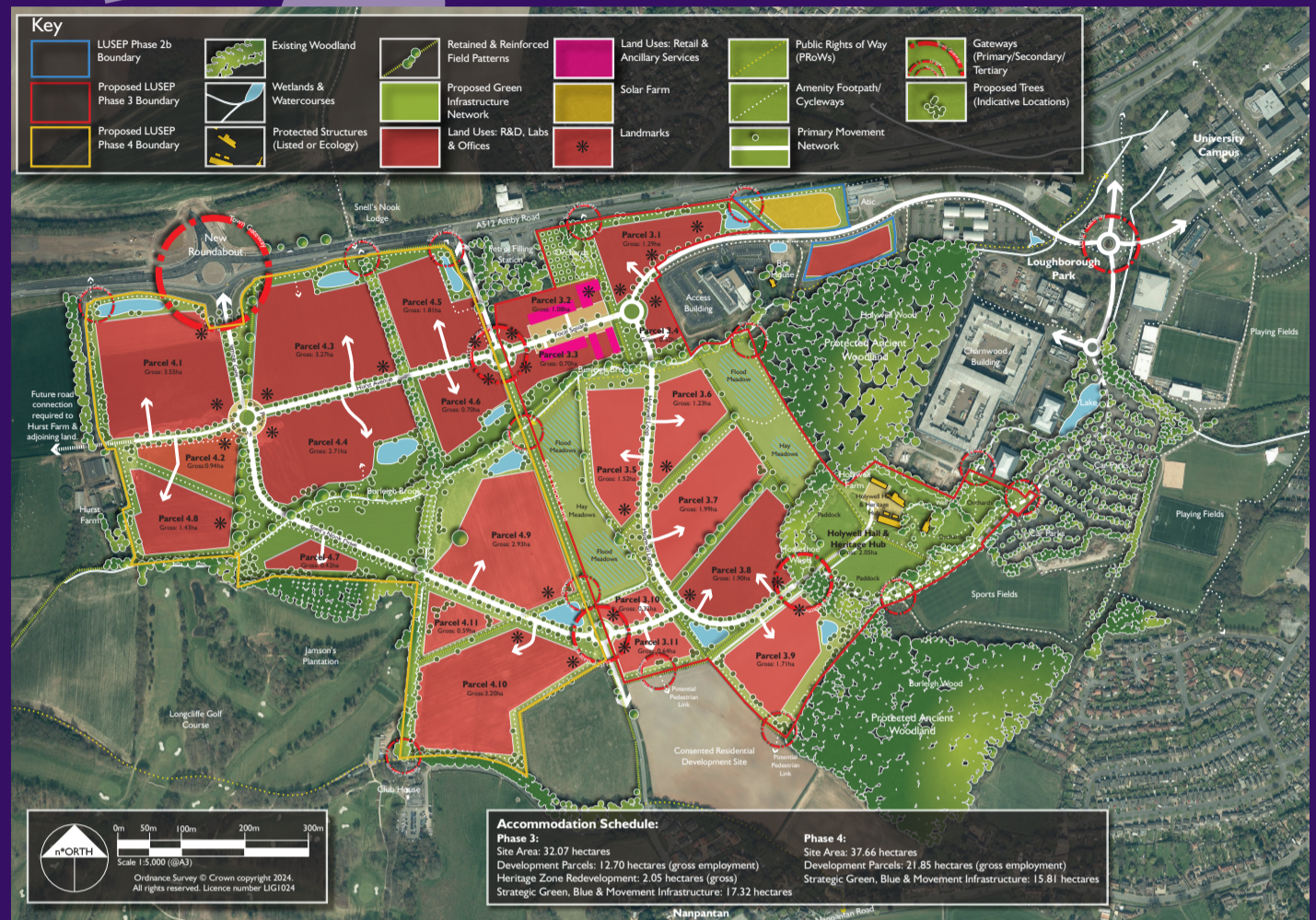
Throughout the process of engaging with all stakeholders we have listened to the comments and feedback received and used this to shape the masterplan.

The following boards present the latest masterplan and highlight areas where changes have been made in response to the consultation carried out to date.



# The Proposed Masterplan

A number of changes have been made to the masterplan as a result of the consultation carried out to date. The current preferred option is presented and described below.



Illustrative Masterplan

## Key Principles:

- LUSEP Phase 3 & 4 will provide space for a balanced mix of Office, Research and Development and Advanced Manufacturing uses. Educational facilities related to the above uses or departments within the University will also form part of the mix at LUSEP.
- Vehicular access to Phase 3 will be taken from the existing West Gate Entrance via an extension to Oakwood Drive. Phase 4 will be accessed via the new roundabout on the A512. Connections will be provided across Snells Nook Lane to maximise connectivity between the two phases.
- Creation of new pedestrian and cycle infrastructure, and connections with existing infrastructure to encourage walking and cycling for short distance trips and to provide access to public transport services for longer distance trips. The footpaths and cycleway network will provide direct connects between development parcels.
- Access into the site from several locations to improve accessibility and enable the surrounding communities to enjoy the new green spaces and wildlife. Extended bus services will be provided, linked to potential park and ride facilities.
- A significant proportion of the site will be set aside as green infrastructure (approximately 29 hectares or 41% excluding woodland areas). Existing trees and hedgerows will be retained wherever possible. New ponds and wetlands will be created as part of the sustainable drainage network.
- Sympathetic interrelationships between LUSEP and the historic landscape at Garendon Park.
- Parking will be provided through a mix of decked car parks located at strategic points within the development, on-plot surface parking and shared surface parking areas.
- Creation of a high quality public realm comprising series of squares and quadrangles incorporating tree planting, art sculptures and seating and enclosed by the surrounding buildings with ancillary uses such as delis, cafés and restaurants spilling out into them.
- The Listed elements of Holywell Farm will be retained with new uses found for these historically valuable buildings.
- An ecological management plan (EMP) will ensure that biodiversity is fully integrated into the future development of the Science and Enterprise Park, identifying features of ecological interest and how they should be conserved and enhanced. The proposals will secure a minimum 10% biodiversity net gain across the site.
- The proposed development will respect the natural parkland setting by retaining existing areas of woodland and hedgerows and enhancing the perimeters of the site. A substantial proportion of open space within the site including high quality public realm, natural and more formal landscape areas.



Precedent Images





# Next Steps

Once we have received feedback from today's event and from Charnwood Borough Council and Leicestershire County Council, we shall take on board comments where possible and will be looking to submit an outline application for LUSEP Phases 3 & 4.

- Further Design Review with Design Midlands.
- Submission of the Development Framework and Design Code for approval by Charnwood Borough Council.
- Further technical assessments as part of the EIA process.
- Preparation of outline planning application and EIA.
- Submission of Planning Application towards the end of September 2024.

## Please leave your feedback

The views of the local community are important to us and the comments we receive will help us to develop our emerging proposals further. We would like to know your thoughts on any aspect of the proposals so that we can address these as we progress our plans. There are a number of ways of leaving your feedback:

**Talk to someone here** - there are members of the team who will be happy to answer any questions you may have with regard to the proposals presented here.

**Fill in a questionnaire** and leave it in the comments box or complete online via the website - these will be reviewed by the team and any concerns will be addressed or ideas incorporated into the design wherever possible.

Visit the Website:



[www.avisonyoung.co.uk/loughborough-university-consultation](http://www.avisonyoung.co.uk/loughborough-university-consultation)

Send us an e-mail: [lusep-phases-3and4-publicconsultation@avisonyoung.com](mailto:lusep-phases-3and4-publicconsultation@avisonyoung.com)

## What will happen next?

All responses will be reviewed with feedback received used to develop our proposals further.

# Thank You for Coming!