

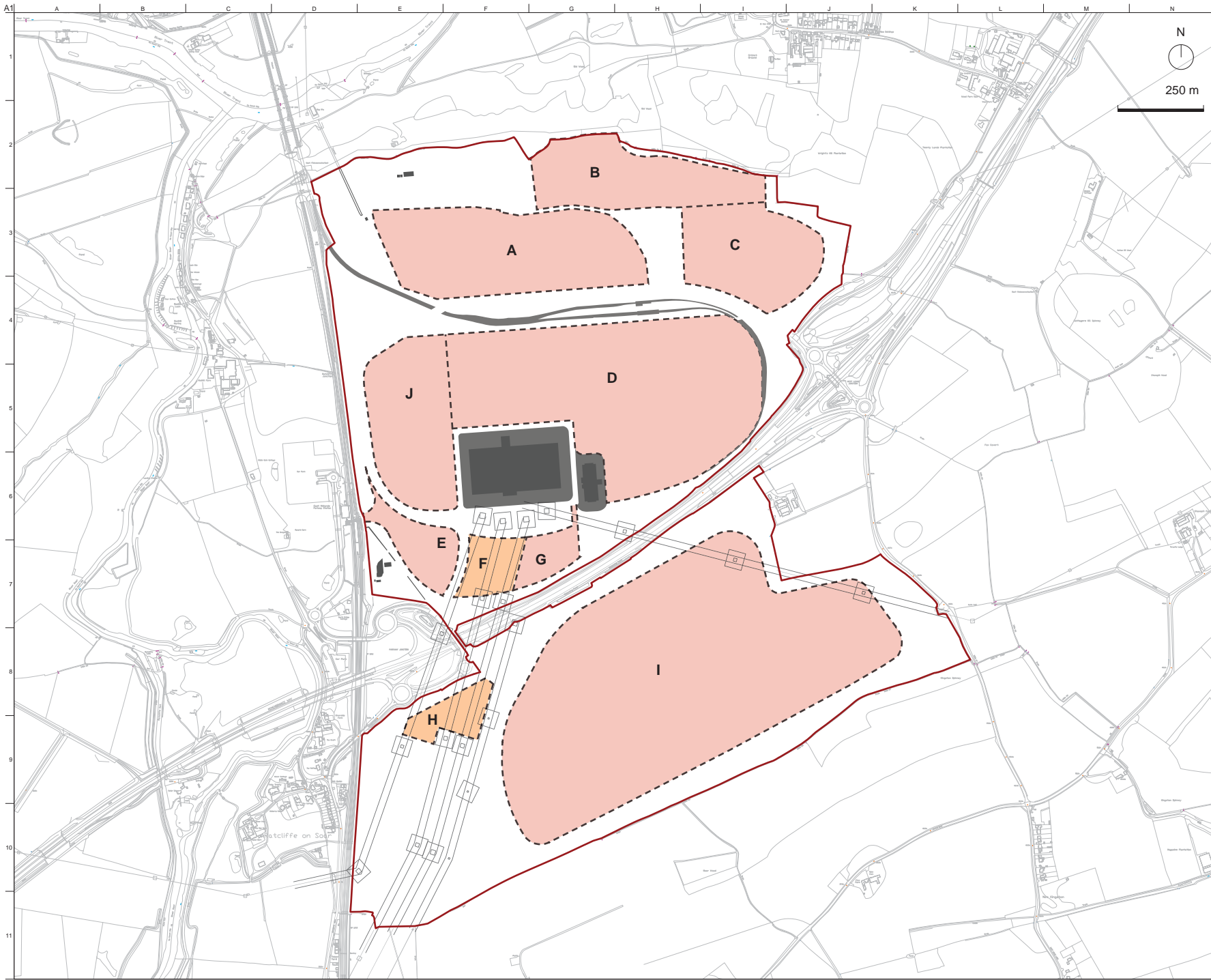
**Appendix 2: Draft Ratcliffe on Soar Local Development
Order Parameter Plans(July 2023)**

RATCLIFFE-ON-SOAR LOCAL DEVELOPMENT ORDER



PARAMETER PLANS

JULY 2023



Notes:

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Legend:

- LDO Boundary
- Existing retained plots
- Existing pylons
- Existing retained freight rail
- Proposed development plots
- Proposed surface level car park plots

*Plots labelled A to J as named and referred to in the Design Guide (document reference RBCLDO-ARUP-ZZ-XX-RP-A-0001) submitted with the LDO

Issue	Date: 20/06/22	By: MS	Chkd: DM	Apprd: MR
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Job Title
Ratcliffe-on-Soar Local Development Order

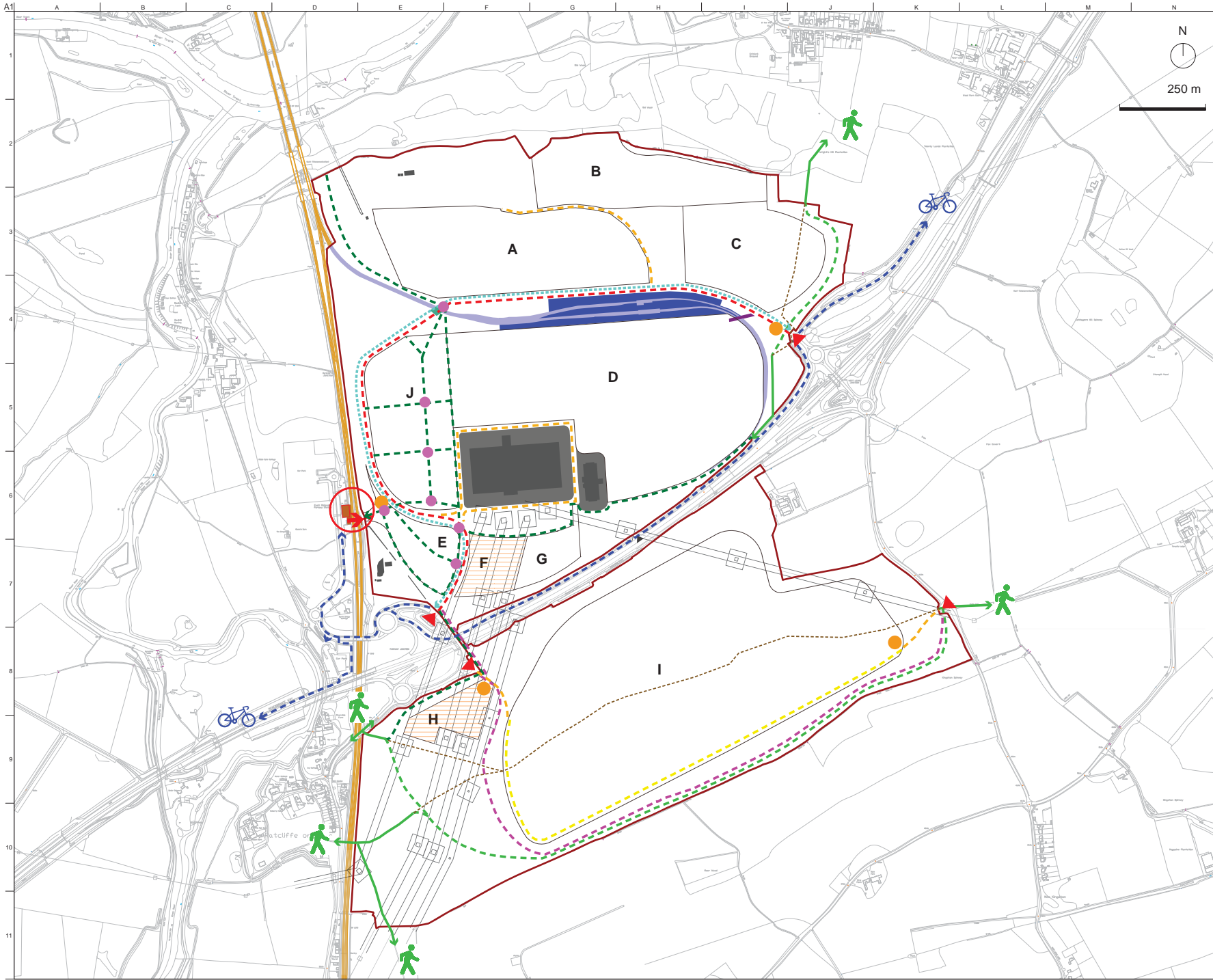
Drawing Title
Parameter Plans: Development Plots

Scale at A1: 1:5000 (1:10000 at A3)

Discipline: Architecture

Job No: 283253-03 **FOR PLANNING**

Drawing No: RBCLDO-ARUP-ZZ-XX-DR-A-0011 **R2**



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - ▤ Existing pylons
 - National Rail line
 - Uniper private freight rail line to be retained
 - Proposed rail siding
 - Proposed development plots
 - ▶ Existing retained site entrances
 - ▶ Existing access for construction purposes only (very occasional use) to be retained
 - East Midlands Parkway Station
 - ⊕ Proposed direct pedestrian access from East Midlands Parkway Station
 - Primary vehicle route, with off-road shared footway/cycleway and integrated landscaping
 - Secondary vehicle route, with off-road shared footway/cycleway
 - Indicative vehicle route through development plot, with off-road footway/cycleway
 - Indicative route for diverted PROW,*
 - Retained PROW
 - Closed PROW
 - Proposed new cycleway
 - Indicative network of pedestrian routes. Exact location to be coordinated with final location of buildings
 - Retained existing cycleway/footway
 - Area safeguarded for potential future connection to public tram
 - Mobility hub
 - Surface-level car parking plots**
 - Potential Public Spaces
- * Diversion will be subject to a formal application and approval under S257 of the Town & Country Planning Act 1990.
 ** As well as the dedicated parking plots F and H, car parking is primarily to be provided on a plot by plot basis, within the development plots.
- | Issue | Date | By | Chnl | Apprd |
|-------|----------|----|------|-------|
| | 26/05/22 | MS | DM | MR |

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Drawing Title
 Parameter Plan:
 Access and Circulation

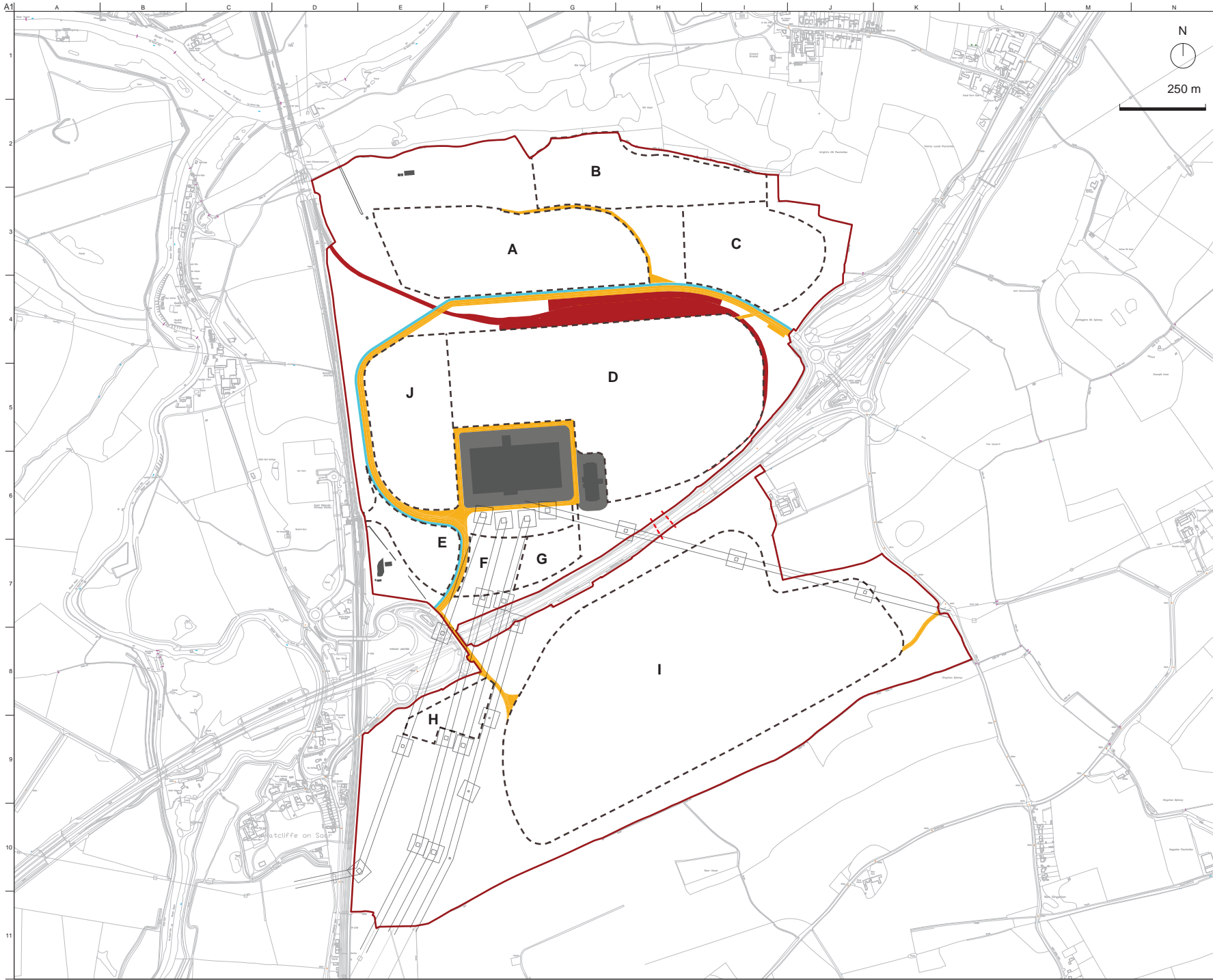
Scale at A1 1:5000 (1:10000 at A3)

Discipline Architecture

Job No. 283253-03 FOR PLANNING

Drawing No. RBCLDO-ARUP-ZZ-XX-DR-A-0012 Issues R5

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- Legend:**
- LDO Boundary
 - Existing retained plots
 - Existing pylons
 - Proposed development plots
 - Areas for infrastructure (including roads, service corridors, landscaped pedestrian and cycle routes), and necessary mobility hubs as indicated on the Access and Circulation drawing (reference RBCLDO-ARUP-ZZ-XX-DR-A-0012)
 - Freight rail line and associated service/loading yards
 - Area safeguarded for potential future connection to public tram (currently proposed as landscape)
 - Proposed underground services that fall outside the LDO boundary, beneath the A453. For more information please refer to the following proposed services drawings:
 - RBCLDO-ARUP-ZZ-XX-DR-CU-0011 Proposed Potable Water Layout
 - RBCLDO-ARUP-ZZ-XX-DR-CU-0012 Proposed HV Electricity Layout
 - RBCLDO-ARUP-ZZ-XX-DR-CU-0013 Proposed Communication Ducting Layout
 - RBCLDO-ARUP-ZZ-XX-DR-CU-0014 Proposed Foul Drainage Layout

Issue	Date: 20/06/22	By: MS	Chkd: DM	Apprd: MR
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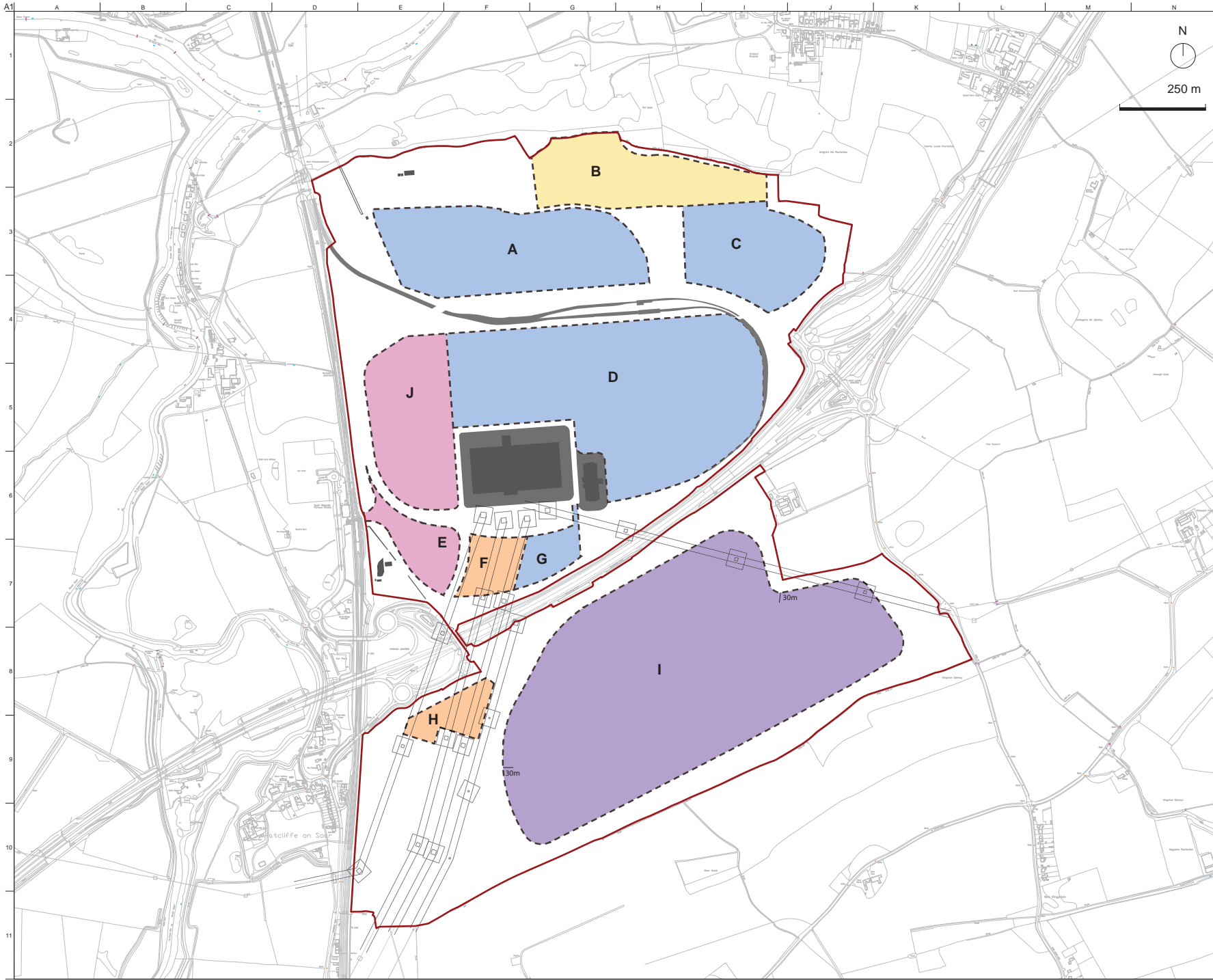
Drawing Title
Parameter Plan:
Strategic Infrastructure Zones

Scale at A1 1:5000 (1:10000 at A3)

Discipline Architecture

Job No. 283253-03 FOR PLANNING

Drawing No. RBCLDO-ARUP-ZZ-XX-DR-A-0013 Issue R2



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - ▤ Existing pylons
 - ▬ Existing retained freight rail
 - - - Proposed development plots
 - Permitted uses are: Energy Generation & Storage, Advanced Manufacturing & Industrial (Class B2 and E (g) (iii)), Data Centre, Logistics (Class B8)*, Research & Development (Class E (g) (ii)), Education/Skills/Training (Class F1 (a))
 - Permitted uses are: Energy Generation & Storage, Advanced Manufacturing & Industrial (Class B2 and E (g) (iii))
 - Permitted uses are: Energy Generation & Storage, Advanced Manufacturing & Industrial (Class B2 and E (g) (iii)), offices (Class E (g) (ii)), Education/Skills/Training (Class F1 (a)), and community hub providing complementary services for site occupiers, including active travel mobility centre, small scale retail (Class F2), food and beverage facilities, a creche or children's nursery (Class E (f)), a gym or fitness facility (Class E (d)) and hotel (Class C1).
 - Car parking only
 - Ground-mounted solar power generation only

* a maximum total of 180,000 m² of Logistics uses is permitted

Issue	Date: 20/06/22	By: MS	Chnl: DM	Apprd: MR
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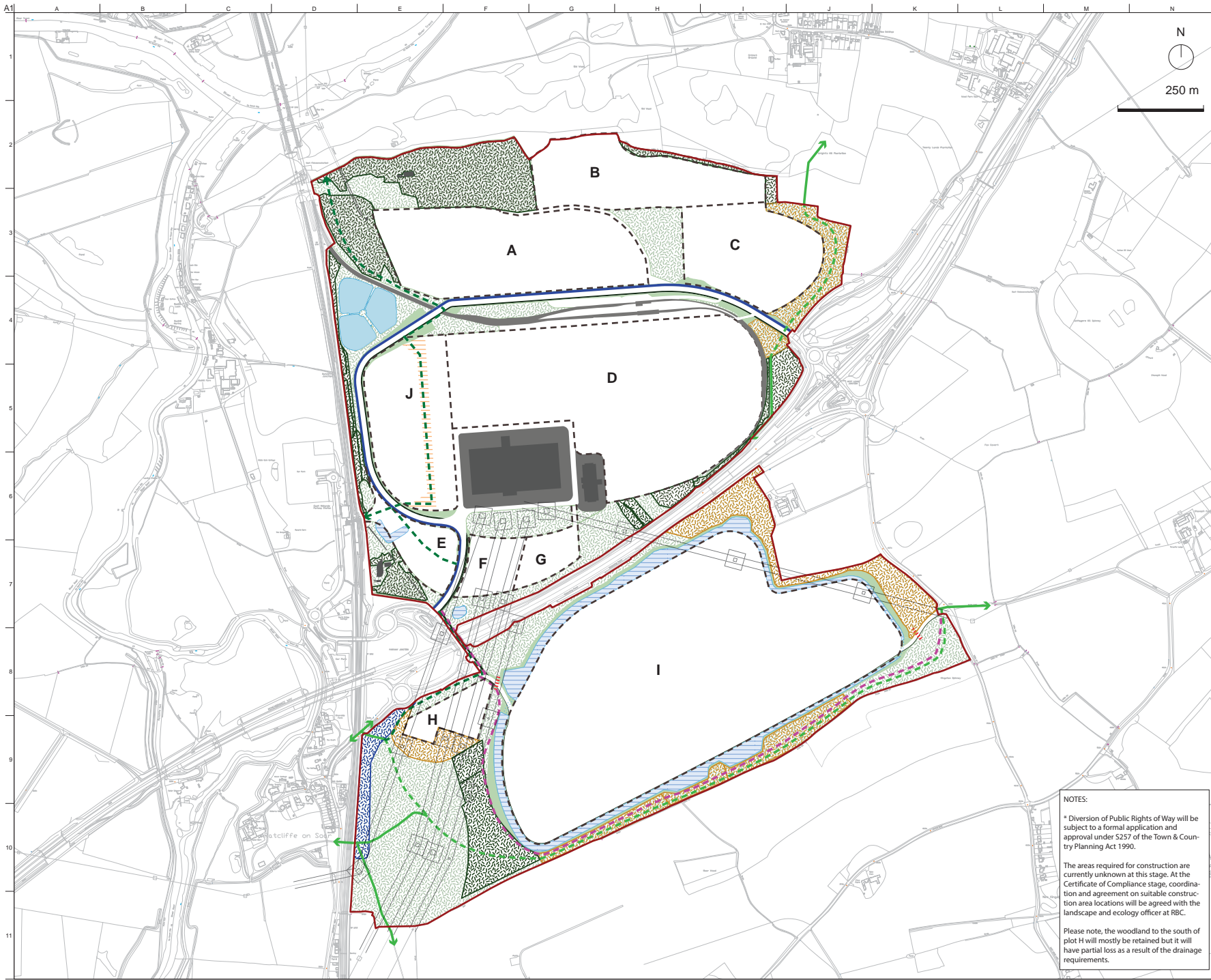
Drawing Title
Parameter Plan:
Permitted Uses

Scale at A1: 1:5000 (1:10000 at A3)

Discipline: Architecture

Job No: 283253-03 FOR PLANNING

Drawing No: RBCLDO-ARUP-ZZ-XX-DR-A-0014 Issue: R4



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - ▤ Existing pylons
 - ▬ Existing retained freight rail
 - ▭ Proposed development plots
 - ▨ Landscape areas identified for retention and ancillary services. Potential for enhancement or habitat creation
 - ▨ Indicative area for potential landscaped pedestrian routes through development plots
 - ▨ Existing retained water features
 - ▨ Proposed water attenuation features
 - ▨ Retained PRoW
 - ▨ Indicative routes for diverted PRoW* Precise route to be coordinated with ecologists to mitigate negative impacts on landscape
 - ▨ Proposed new cycleway
 - ▨ Indicative network of pedestrian routes. Exact location to be coordinated with final location of buildings
 - ▨ Indicative location for potential mammal tunnels
 - Landscape along infrastructure corridor**
 - ▨ Hedgerows and low-level planting along corridor safeguarded for potential future tram
 - ▨ Biodiverse planting alongside pedestrian routes
 - ▨ Embankments with suitable low-level planting
 - Environmental mitigation features**
 - ▨ Existing vegetation required to be retained for visual screening and ecological value
 - ▨ Proposed tree planting for visual screening and habitat replacement (to consider constraints of overhead cables where applicable)
 - ▨ Area of low-level scrub buffer with gaps to be retained to maintain views from Ratcliffe-on-Soar

Issue	Date	By	Chkd	Apprd
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Job Title
Ratcliffe-on-Soar Local Development Order

Drawing Title
Parameter Plan: Strategic Landscape

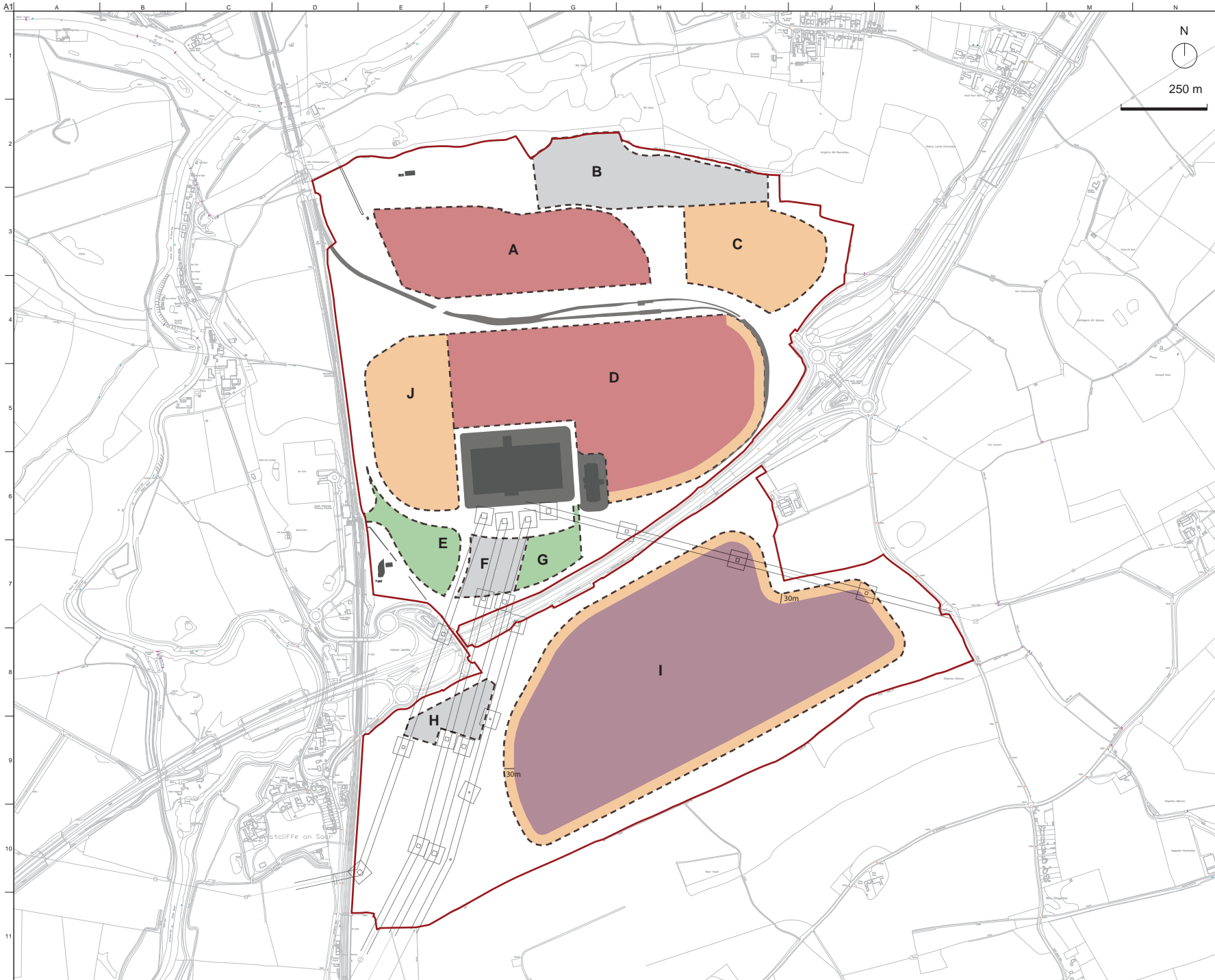
Scale at A1 1:5000 (1:10000 at A3)
Discipline Architecture
Job No. 283253-03 FOR PLANNING
Drawing No. RBCLDO-ARUP-ZZ-XX-DR-A-0015 Issue R3

NOTES:

* Diversion of Public Rights of Way will be subject to a formal application and approval under S257 of the Town & Country Planning Act 1990.

The areas required for construction are currently unknown at this stage. At the Certificate of Compliance stage, coordination and agreement on suitable construction area locations will be agreed with the landscape and ecology officer at RBC.

Please note, the woodland to the south of plot H will mostly be retained but it will have partial loss as a result of the drainage requirements.



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - ▤ Existing pylons
 - ▤ Existing retained freight rail
 - ▤ Underground power cables
 - - - Proposed development plots
 - Up to 20 m ridge height from FFL*
 - Up to 30 m ridge height from FFL*
 - Up to 30m ridge height from FFL*. In no more than 20% of the plot, buildings with ridge height up to 40m from FFL* may be permitted, provided that it is demonstrated that the additional height is necessary to accommodate the manufacturing/industrial process (see Design Guide Principle BH2).
 - Up to 40 m ridge height from FFL*
 - Use restriction does not allow buildings. Maximum building height not applicable in these areas. Any car parking in these areas should be at surface level only. Small ancillary single storey buildings will be permitted to serve the solar energy generation farm or surface level car parking uses in these areas.

* Maximum building heights are quoted in metres above the Finished Floor Level (FFL) of plot, as indicated in Proposed Site Levels drawing (reference RBCLDO-ARUP-ZZ-XX-DR-A-0019)

** Chimney, exhaust flues, roof plant and mast heights that need to go above the maximum heights to be reviewed separately. Please refer to principle BH3 in the Design Guide (document reference RBCLDO-ARUP-ZZ-XX-RP-A-0001) submitted with the LDO.

Issue	Date: 2019/02/22	By: MS	Chnl: DM	Apprd: MR
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Ratcliffe-on-Soar Local Development Order

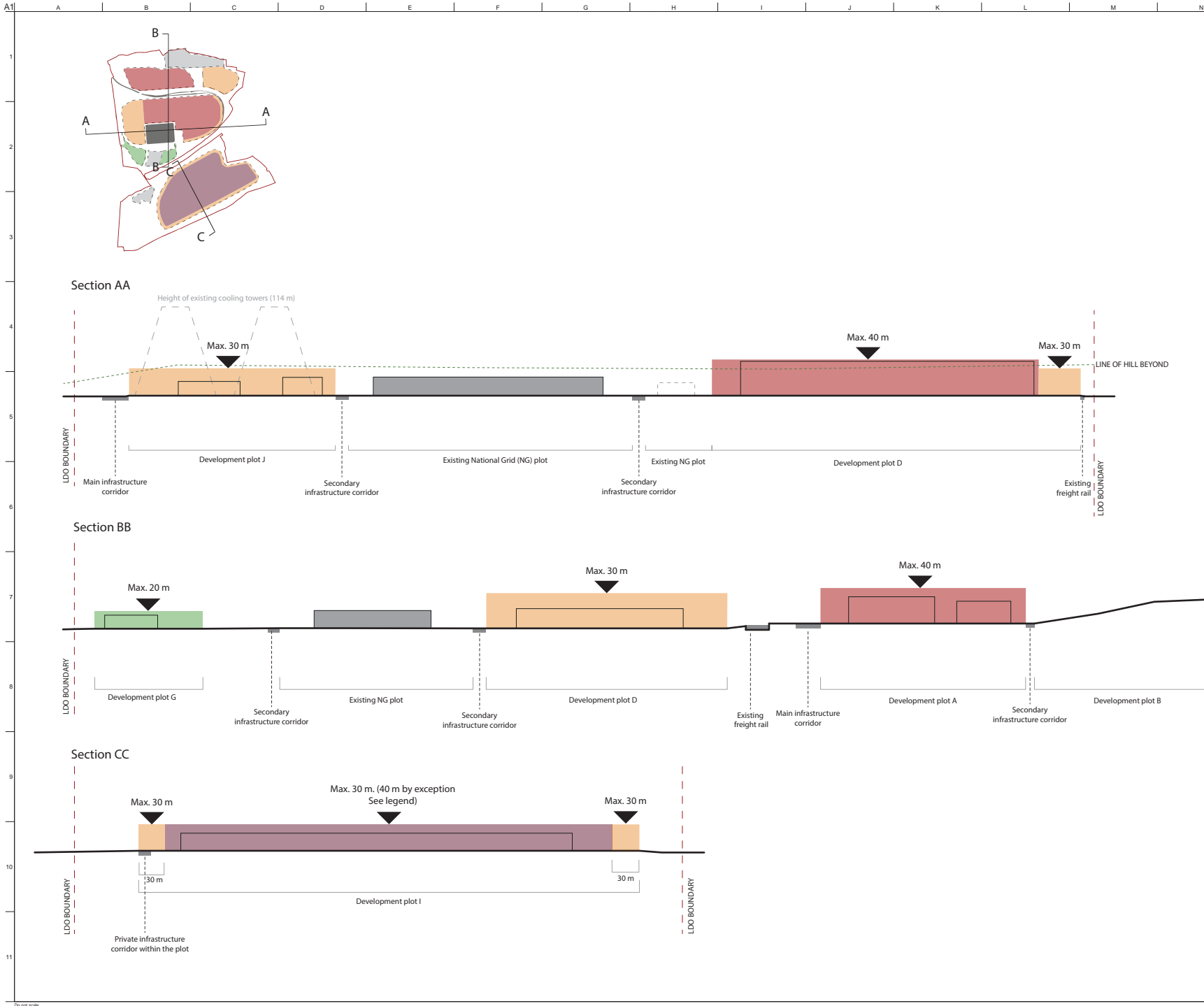
Drawing Title:
Parameter Plan:
Maximum Heights

Scale at A1: 1:5000 (1:10000 at A3)

Discipline: Architecture

Job No: 283253-03 **FOR PLANNING**

Drawing No: RBCLDO-ARUP-ZZ-XX-DR-A-0016 **R4**



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- Legend:**
- - - LDO Boundary
 - Existing, retained buildings
 - Maximum height zone of up to 20 m ridge height from FFL*
 - Maximum height zone of up to 30 m ridge height from FFL*
 - Up to 30m ridge height from FFL*. In no more than 20% of this area, buildings with ridge height up to 40m from FFL* may be permitted, provided that it is demonstrated that the additional height is necessary to accommodate the manufacturing/industrial process.
 - Maximum height zone of up to 40 m ridge height from FFL*
 - Illustrative masterplan building heights. Please refer to Illustrative Masterplan drawing (reference RBCLDO-ARUP-ZZ-XX-DR-A-0030).

* Maximum building heights are quoted in metres above the Finished Floor Level (FFL) of plots, as indicated in Proposed Site Levels drawing (reference RBCLDO-ARUP-ZZ-XX-DR-A-0019)

** Chimney, exhaust flues, roof plant and mast heights that need to go above the maximum heights to be reviewed separately. Please refer to principle BH3 in the Design Guide (document reference RBCLDO-ARUP-ZZ-XX-RP-A-0001) submitted with the LDO.

Issue	Date: 20/06/22	By: MS	Chkd: DM	Apprd: MR
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Job Title
Ratcliffe-on-Soar Local Development Order

Drawing Title
Parameter Plan:
Site Sections

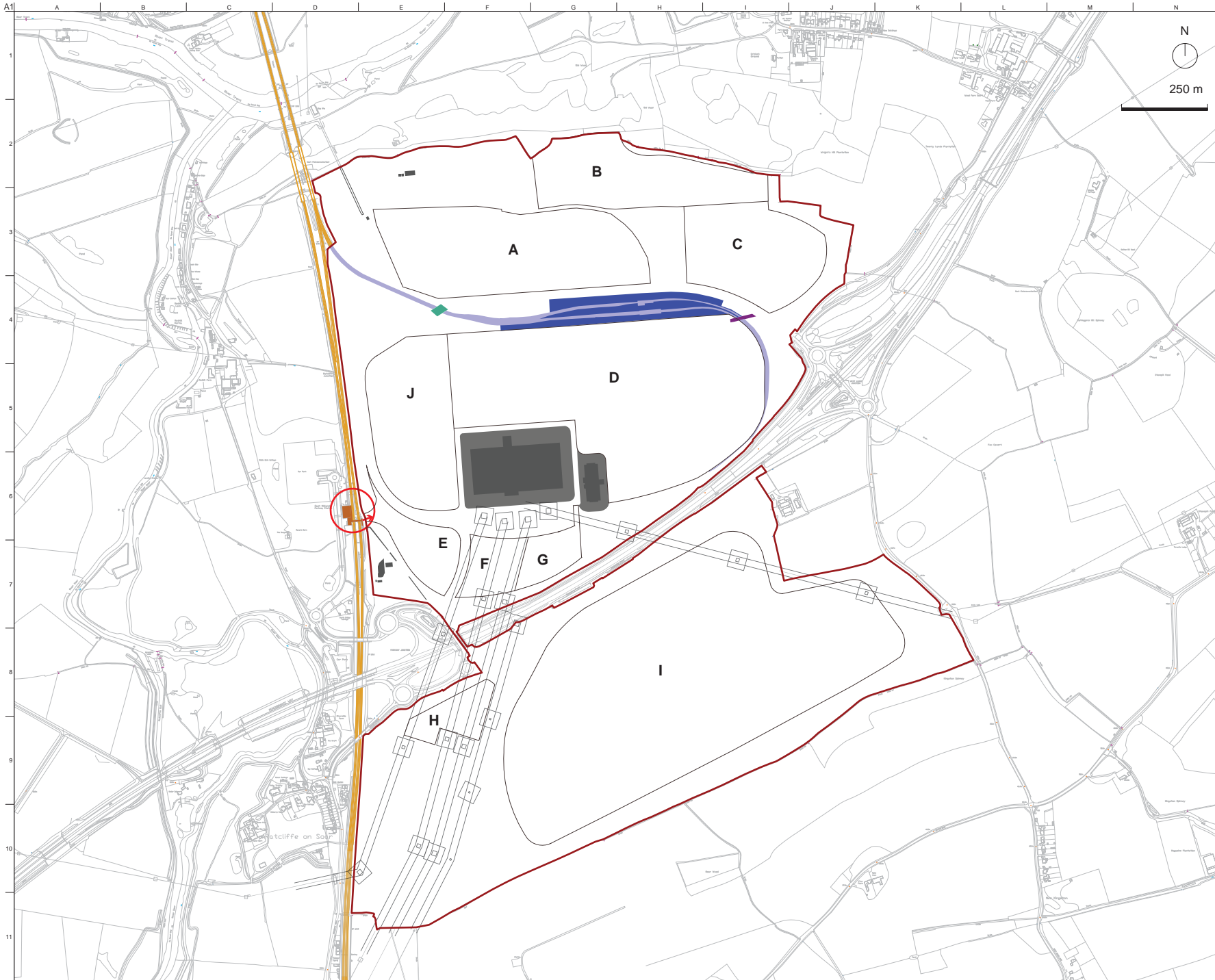
Scale at A1: 1:2000 (1:4000 at A3)

Discipline: Architecture

Job No: 283253-03 FOR PLANNING

Drawing No: RBCLDO-ARUP-ZZ-XX-DR-A-0017

Issue: R4



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - Existing pylons
 - Proposed development plots
 - National Rail line
 - Section of Uniper private freight rail line that is to be retained
 - Proposed rail siding
 - Retained existing bridge
 - Bridge
 - East Midlands Parkway Station and footbridge
 - Proposed direct pedestrian access from East Midlands Parkway Station

Issue	Date: 05/05/22	By: MS	Chkd: DM	Appd: MR
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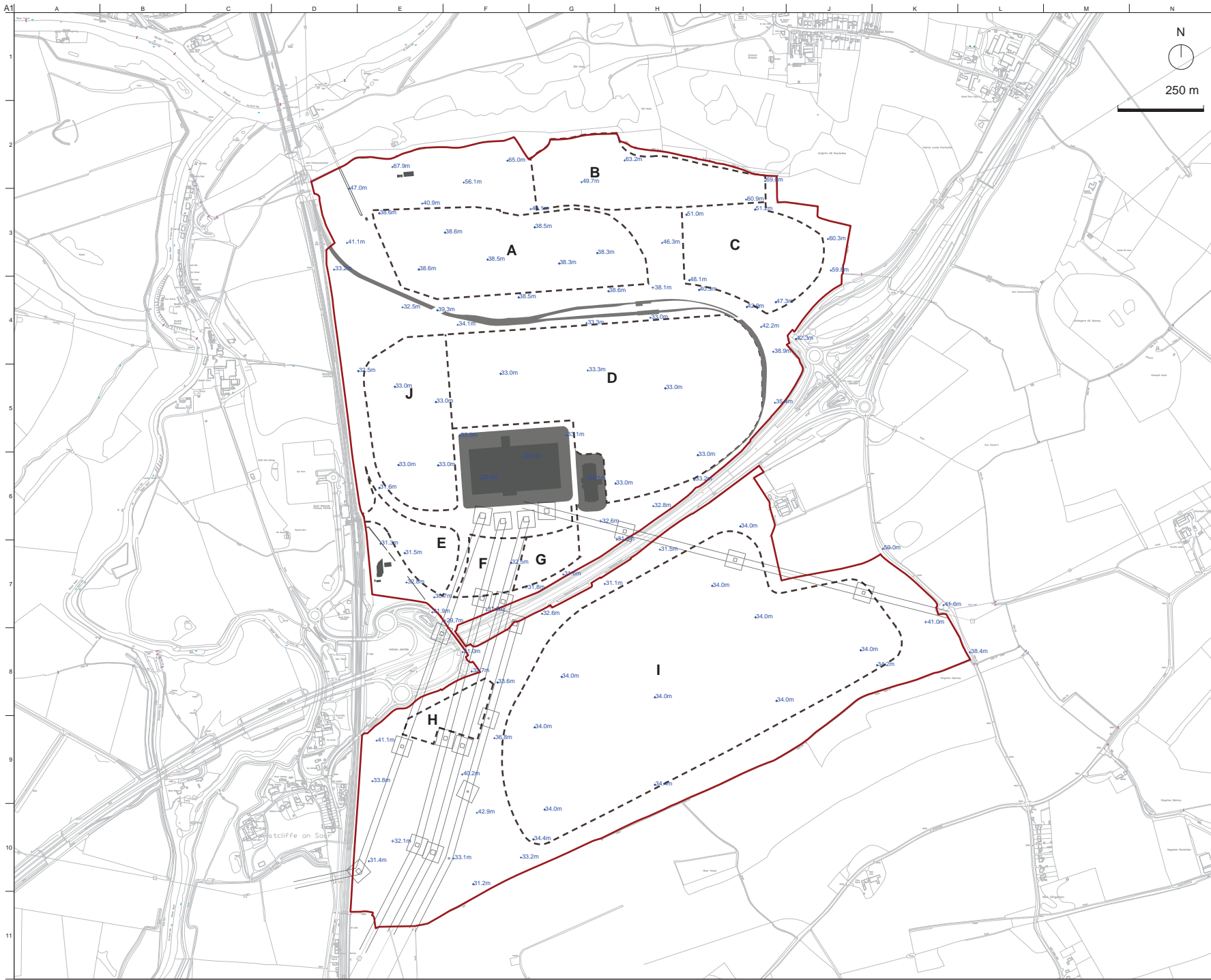
Drawing Title
Parameter Plan:
Rail Information

Scale at A1: 1:5000 (1:10000 at A3)

Discipline: Architecture

Job No: 283253-03 FOR PLANNING

Drawing No: RBCLDO-ARUP-ZZ-XX-DR-A-0018 Issue: R3



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - Existing pylons
 - Existing retained freight rail
 - Proposed development plots
 - +00.00 Proposed site levels

NOTE: Levels are quoted in metres above ordnance datum and indicate the Finished Floor Level (FFL) of developments on plots. In developing detailed proposals for individual plots, variation from the levels shown on this plan will be permissible subject to buildings not exceeding the maximum permissible height and flood risk and drainage principles being maintained.

Issue	Date: 05/05/22	By: MS	Chkd: DM	Apprd: MR
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Job Title
Ratcliffe-on-Soar Local Development Order

Drawing Title
Parameter Plan:
Proposed Site Levels

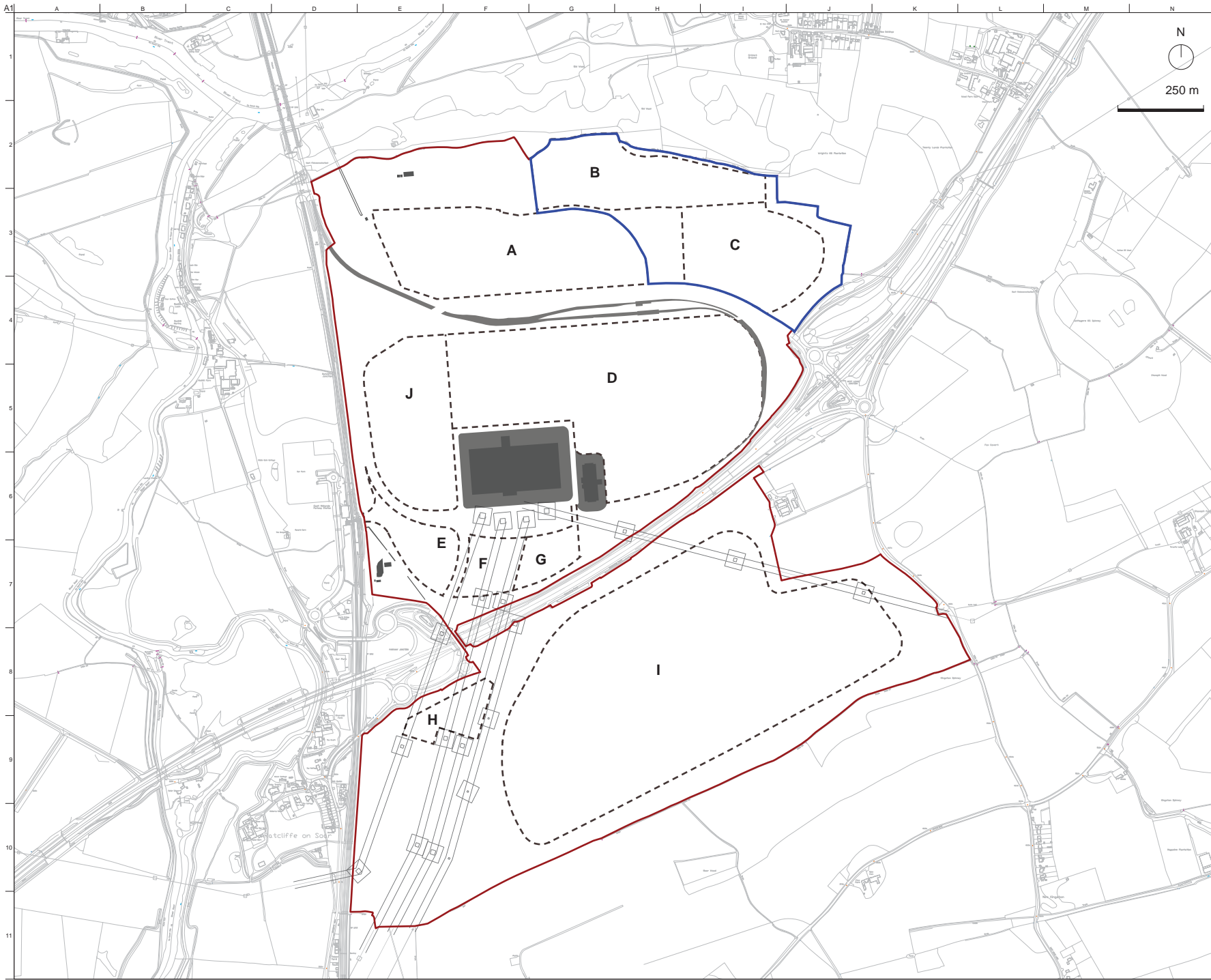
Scale at A1 1:5000 (1:10000 at A3)

Discipline
Architecture

Job No.
283253-03 FOR PLANNING

Drawing No.
RBCLDO-ARUP-ZZ-XX-DR-A-0019

Block
R3



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Legend:

- LDO Boundary
- Existing retained plots
- Existing retained freight rail
- Potential Gypsum Resource Area

*Plots labelled A-J as named and referred to in the Design Guide

Issue	Date: 02/03/23	By: MS	Chnl: DM	Appot: MR
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Drawing Title
 Parameter Plans:
 Potential Gypsum Resource Area

Scale at A1: 1:5000 (1:10000 at A3)
 Discipline: Architecture
 Job No: 283253-03 FOR PLANNING
 Drawing No: RBCLDO-ARUP-ZZ-XX-DR-A-0021
 Issue: R2

