

**Appendix 4: Draft Ratcliffe on Soar Local Development
Order Illustrative Plans (July 2023)**

RATCLIFFE-ON-SOAR LOCAL DEVELOPMENT ORDER



ILLUSTRATIVE PLANS

JULY 2023



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- Legend:**
- LDO Boundary
 - ▭ Existing retained plots
 - ▭ Existing pylons
 - ▬ Retained Uniper freight rail
 - ▬ Proposed rail siding
 - ▭ Proposed development plots
 - ▭ EMERGE Centre development
 - ▭ Indicative building layout
 - ▭ Indicative Front of House (FOH) areas
 - ▭ Indicative loading bays
 - ▭ Proposed photovoltaics (PV) plots
 - ▬ Roads
 - ▬ Service corridors with footway and cycleway
 - ▬ Area safeguarded for potential future connection to public tram
 - ▬ Landscape corridor
 - Network of pedestrian routes
 - ▬ Proposed new cycleway
 - ▬ Retained existing cycleway/footway
 - ▭ Multi-function landscape and habitat areas
 - ▭ Tree buffer areas
 - ▭ Car parking bays
 - ▭ Retained ash settlement lagoons
 - ▭ Water attenuation features
 - ▭ Proposed substations and bulk supply points
 - Mobility hubs
 - * Indicative mobility hub
 - * Proposed direct pedestrian access from East Midlands Parkway Station
- | | | | | |
|-------|----------------|--------|----------|-----------|
| Issue | Date: 20/06/22 | By: MS | Chnl: DM | Apprd: MR |
|-------|----------------|--------|----------|-----------|

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Client
Rushcliffe Borough Council

Job Title
Ratcliffe-on-Soar Local Development Order

Drawing Title
Illustrative Masterplan

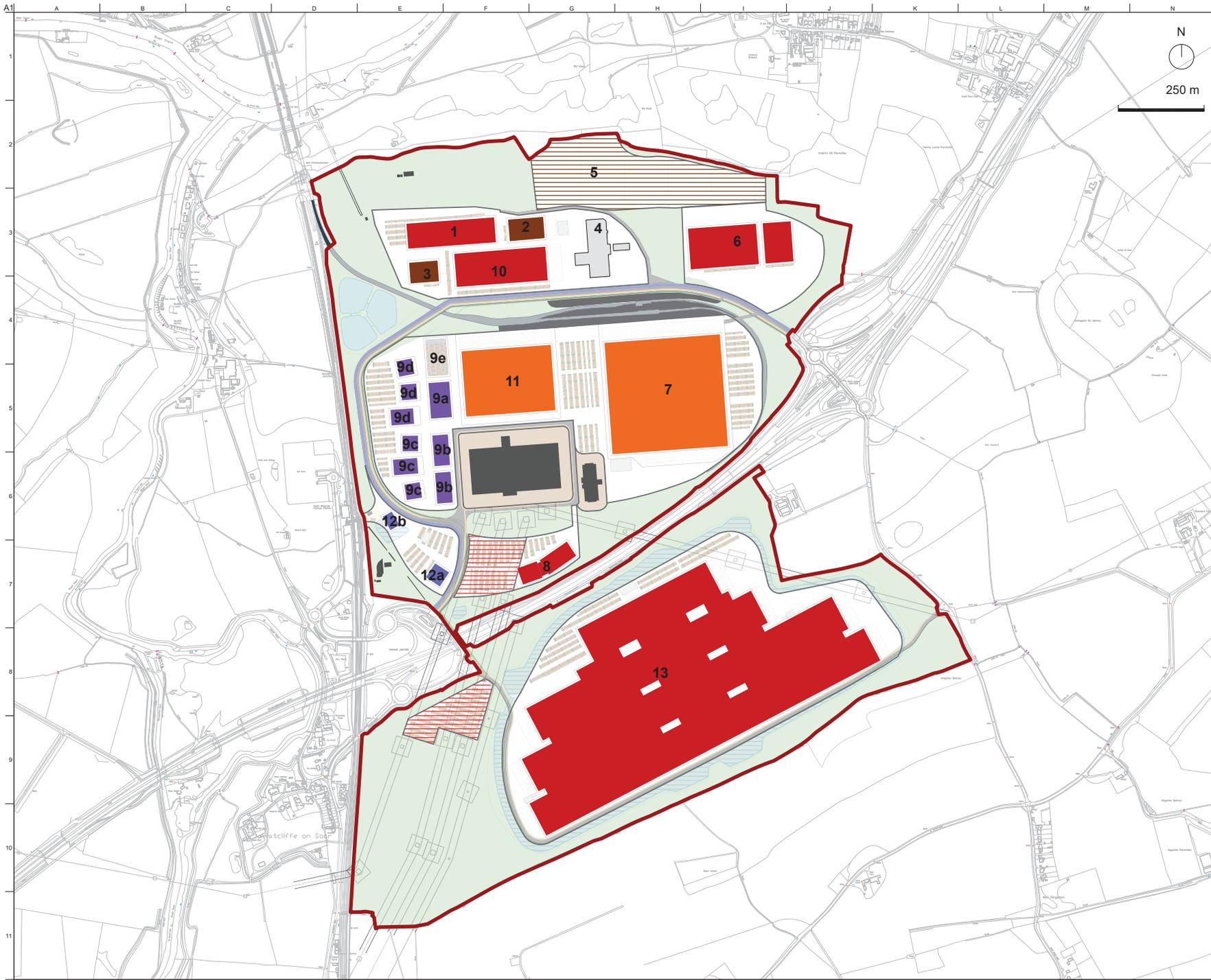
Scale at A1
1:5000 (1:10000 at A3)

Discipline
Architecture

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

Drawing No.
RBCLDO-ARUP-ZZ-XX-DR-A-0030 **R3**

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- Legend:**
- LDO Boundary
 - Existing pylons
 - Existing retained plots
 - EMERGE Centre development: Plot 4, Gross Floor Area (GFA) = 24,476 m²
 - Surface-level car parking plots. (In addition, car parking is primarily to be provided on a plot-by-plot basis, within the development plots)
 - Ground-mounted solar energy generation areas: Plot 5 (plot area: 104,570 m²)
- Proposed building uses:**
- Advanced Manufacturing:**
 - Plot 1: GFA = 22,284 m²
 - Plot 6: GFA = 39,360 m²
 - Plot 8: GFA = 10,200 m²
 - Plot 10: GFA = 31,056 m²
 - Plot 13: GFA = 390,390 m²
 - Energy generation:**
 - Plot 2: GFA = 7,632 m²
 - Plot 3: GFA = 5,880 m²
 - Logistics:**
 - Plot 7: GFA = 115,154 m²
 - Plot 11: GFA = 52,080 m²
 - R&D Campus:**
 - 9a: Datacentre, GFA = 12,468 m²
 - 9b: R&D, GFA = 36,961 m²
 - 9c: Skills/Training, GFA = 26,310 m²
 - 9d: Office, GFA = 21,000 m²
 - 9e: Multi-storey car park (MSCP)*
 - Community Hub:**
 - 12a: Hotel, GFA = 9,000 m²
 - 12b: Community Hub, GFA = 5,813 m²
- *MSCP not counted in development quantum
- | | | | | |
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Job Title
Ratcliffe-on-Soar Local Development Order

Drawing Title
Illustrative Masterplan:
Buildings and Uses

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

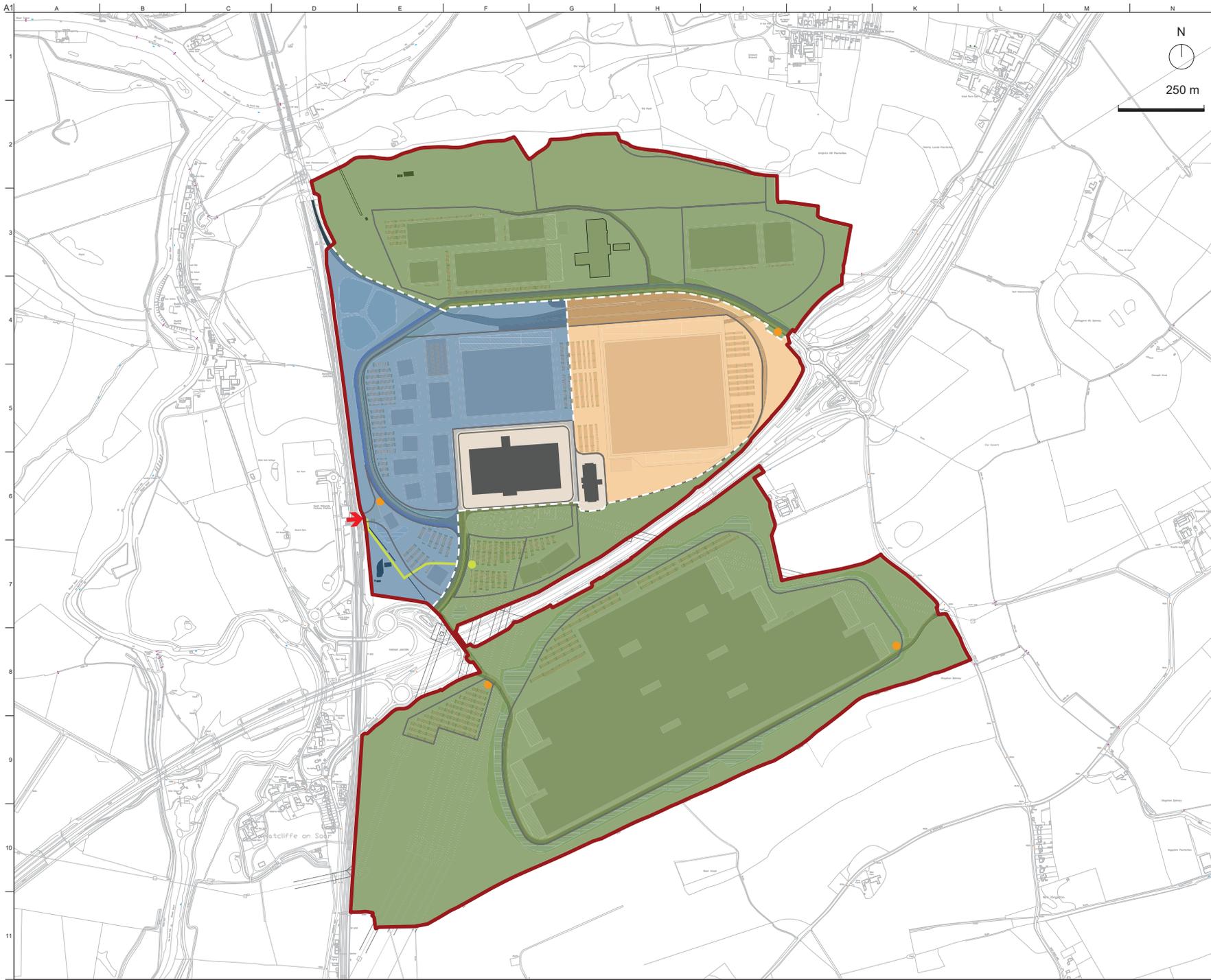
Discipline
Architecture

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

Drawing No.
RBCLDO-ARUP-ZZ-XX-DR-A-0031 **R2**

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Do not scale



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- Legend:**
- LDO Boundary
 - Existing retained plots
 - Existing pylons
 - Existing retained freight rail
 - Proposed development plots
 - Mobility hubs
- Timeline for construction to commence:
- Phase 1: Pre-2024
 - Indicative, temporary route provided in phase 1 for pedestrian and cycle links to the station
 - Indicative, temporary mobility hub provided in phase 1
 - ➔ Proposed direct pedestrian access from East Midlands Parkway Station to come forward in Phase 1
 - Phase 2: Post-2024
 - Phase 3: Post-2030

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Job Title
Ratcliffe-on-Soar Local Development Order

Drawing Title
Illustrative Masterplan: Development Phasing

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-0032

Issue: **R2**

