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WHERE EXACTLY IS THE PROPOSED DEVELOPMENT?

The proposed development is on the area of land between Loughborough, The Outwoods, and Nanpantan Road, and stretching towards Woodhouse Eaves, Woodhouse, and Woodthorpe. Visit our '[PROPOSED DEVELOPMENT](#)' page for more details or click on the links below for maps, and aerial photography.

[Please click here to view a map of the proposed development.](#)

WHY SHOULD THIS DEVELOPMENT BE OPPOSED?

Traffic and transport

The road network that feeds the existing housing estates in the area will become considerably **busier, noisier, and less safe.**

Landscape and visual

The proposed development falls within the proposed Charnwood Forest designation which has been recognised at a regional level to be of high landscape importance and of very high local value. Any residential development would impact adversely upon the ancient woodland and the Sites of Special Scientific Interest that were designated in recognition of archaeological and landscape assets important on a national level. The approach to the Outwoods and the Charnwood Forest represent a significant local amenity and **beauty spot that is very popular with walkers and runners** from the local community and throughout the East Midlands, affording **fabulous views** across Loughborough and towards Nottingham and Leicester.

Ecology

There are several areas of ecological and archaeological importance surrounding this site with Beacon Hill, Jubilee Wood, and Outwoods SSSI adjoining to the west. The Charnwood Forest is a regionally significant asset which includes a number of statutory and non-statutory sites that support important species. **The proposed development would be highly damaging for protected and Biodiversity Action Plan (BAP) species**, disrupting links between the forest and the urban fringe. The approach to the Outwoods and the Charnwood Forest are known to support healthy populations of BAP bird species such as Skylark, Linnet, Yellowhammer, House Sparrow, Grey Partridge, Hedge Accentor, Song Thrush, Willow Tit, Marsh Tit, and Lapwing, many of which breed in this area. Rarer species such as Grasshopper Warbler, Crossbill, and Spotted Flycatcher have also been known to frequent the area. There is also the potential for this landscape to support **a variety of biodiversity** including Great Crested Newts, Bats, Badgers, and Native White Claw Crayfish.

Hydrology

Flood risk to homes adjoining the Wood Brook and other water courses and spaces within EA defined areas.

Socio-economic

The area is a very popular recreation/amenity resources for residents of the local area and to visitors from throughout the East Midlands. The approach to the Outwoods and the Charnwood Forest are regularly and extensively enjoyed by walkers, runners, local families, and nature-enthusiasts. As such it is an area of **very high socio-economic value.**

Agriculture

The proposed development will result in the **extensive loss of agricultural land** and loss of habitat for many Biodiversity Action Plan species.

Geology

Known running sand.

Cultural Heritage

The proposed development will have an adverse impact upon Moat Farm and Beaumanor Hall

Noise and light pollution

Any residential development in this zone will contribute to **significant noise pollution** due to the unique acoustics of the area.

HOW CAN I HELP?

1. Write with your views as promptly as you can to:

Richard Bennett
Head Of Planning Policy
Charnwood Borough Council
Southfield Road
Loughborough
LE11 2TX

or email your comments/views to charnwood2026@charnwood.gov.uk.

2. Write to your local newspaper.

3. Tell as many people as possible about the proposed development and keep them fully informed as to how they can help to oppose the plans.

4. Join the Loughborough SWAG mailing list to keep abreast of progress and the latest developments. To join the Loughborough SWAG mailing list send an email to info@loughboroughswag.co.uk.

5. Offer your help. If you can spare some time to help us in our campaign to oppose this development then please get in touch. The help of volunteers has, so far, been invaluable in assisting with the delivery of leaflets and flyers, research, and the preparation of communication resources and materials. If you have specific skills that you think may be useful then please get in touch. We are particularly keen to hear from anyone with skills and/or experience in planning, legal, media, PR.

6. Submit photographs of the area to Charnwood Borough Council for possible inclusion in the Landscape Character Assessment Document. Deadline for submissions is September 30th 2009. [Click this link for more details.](#)

WHERE CAN I GO FOR MORE INFORMATION?

Please click on the links below for more information or use the [Contact Page](#) to send us an email.

[CLICK HERE TO JOIN THE LOUGHBOROUGH SWAG MAILING LIST](#)

[Immediate action needed to save our countryside! – The National Planning Policy Framework](#)

[National Planning Policy Framework background information](#)

[Charnwood Forest Regional Park](#)

[Click here to join the Charnwood 2026 Local development Framework Email Alert](#)

[Transport Assessment](#)

[Loughborough South West Area Forum details](#)

FAQs

[Detailed submission documents relating to the proposed development](#)

[Charnwood Borough Council 2026 Local Development Framework \(LDF\)](#)

[Campaign to Protect Rural England \(CPRE\)](#)

[Charnwood Open Spaces Report](#) – Consultant report to Charnwood Borough Council on green space options

[Strategic Housing Land Availability Assessment](#) – Maps of previously suggested major housing plots with comments on how well, or otherwise, they match planning guidelines
