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Miss Carmel Edwards
c/o North West Leicestershire District Council
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12 December 2016

DC/MD . 07-057
BY EMAIL

Dear Miss Edwards,

NORTH WEST LEICESTERSHIRE LOCAL PLAN EXAMINATION

I refer to the Examination in Public of the North West Leicestershire Local Plan in January 2017 and by cover of this letter hereby submit a Position Statement on behalf of our client, the Money Hill Consortium (MHC), in respect of Matter 5d and 6d.

Please note that a Memorandum of Understanding has been agreed with North West Leicestershire District Council (NWLDC) in respect of the employment allocation at Money Hill and in response to Matter 6c. This will be submitted under a separate cover.

Matter 5d

Are the housing sites allocated by Policy H3a-c justified and deliverable in terms of national policy and guidance and as indicated in the Housing Trajectory?

Policy H3a relates to the land north of Ashby-de-la-Zouch and the delivery of 1750 dwellings. The Inspector is advised that this land is principally controlled by the MHC made up by Cogent Land LLP, Bloor Homes and Taylor Wimpey Plc. The strategic vision is to deliver a comprehensive and sustainable urban extension to Ashby including the provision of employment accommodation and community and social infrastructure, in addition to the provision of 1750 new dwellings, over the development plan period.

Phase I of the strategic vision was granted outline planning permission (NWLDC ref. 15/00512/OUTM) on 42 hectares of land for the construction of 605 dwellings (use class C3) including a 60 unit extra care centre (use class C2), a new primary school (use class D1), a new nursery school (use class D1), a new community hall (use class D1), new neighbourhood retail use (use class A1), new public open space and vehicular access from the A511 and Nottingham Road.

It is currently envisaged that Phase II of the strategic vision will comprise c.900 dwellings and the provision of employment accommodation.

The MHC have a long term interest in the land and has been working closely with NWLDC and relevant stakeholders to plan the comprehensive development of each phase. A Development Framework is currently being prepared by the parties which will guide the design development of the proposals and will be a material consideration in the determination of the applications.

It is hoped that the Inspector agrees that this demonstrates a commitment by the MHC and NWLDC to ensure that a truly comprehensive and sustainable urban development is delivered and that a large proportion of dwellings will come forward early on in the plan period. The deliverability of the proposed development is further demonstrated by the fact that:

- The MHC has a controlling interest in the land therefore it is available now.
- It has been identified as a suitable and sustainable location and this is confirmed by NWLDC in the Sustainability Appraisal submitted in support of the Local Plan. The appraisal looks at alternative options although these are discounted on the grounds that they are not as sustainable as Money Hill.
- Planning permission has been granted for the provision of 605 dwellings forming part of Phase 1 and Phase II is currently being worked up in consultation with NWLDC. A proportion of this housing, including a proportion of affordable housing, is planned to be delivered within the first five years of the Local Plan period.

Matter 6d

Can the environmental effects of the employment site, including any potential for mineral sterilisation, at Money Hill, allocated by Policy Ec2, be acceptably mitigated when compared with reasonable alternatives?

The environmental effects of the proposed allocation have been addressed through the assessment of effects within the Environmental Statement submitted in support of the application for planning permission under NWLDC reference 15/00512/OUTM. In particular, the assessment of the coal deposits has confirmed that there are insufficient deposits to extract viably.

Conclusion

In light of the foregoing, the Inspector is advised that housing on the site is deliverable within the first five of the plan period and beyond and there are no environmental constraints which would prevent the proposed employment land from being delivered.

Yours sincerely,



Matthew Druce
Associate, Planning