



LOCAL PLAN

Ref:
(For official use only)

Publication Stage Representation Form

North West Leicestershire Local Plan Proposed Submission

Please return this form to North West Leicestershire District Council either by post:

Planning Policy, North West Leicestershire District Council, Council Offices, Whitwick Road, Coalville LE67 3FJ or email planning.policy@nwleicestershire.gov.uk no later than **5pm on 15 August 2016**.

This form has two parts-

Part A – Personal Details

Part B – Your Representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details

2. Agent Details

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below but complete the full contact details for the agent in 2.*

Title	<input type="text"/>	Mr
First Name	<input type="text"/>	James
Last Name	<input type="text"/>	Bompas
Job Title <i>(Where relevant)</i>	<input type="text"/>	Associate
Organisation <i>(Where relevant)</i>	Money Hill Consortium	Iceni Projects
Address Line 1	<input type="text"/>	114 – 116 Charing Cross Road
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	London
Post Code	<input type="text"/>	WC2H 0JR
Telephone Number	<input type="text"/>	<input type="text"/>
Email Address	<input type="text"/>	<input type="text"/>

(Where relevant)

Part B - Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph(s) Policy Policies Map

4. Do you Consider the Local Plan is:
(Please tick as appropriate)

- | | | | | | |
|------|---|-----|-------------------------------------|----|--------------------------|
| i) | Legally Compliant | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| ii) | Sound | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |
| iii) | Complies with the
Duty to co-operate | Yes | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> |

5. Please give details of why you consider the Local Plan not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

See representations

(Continue on a separate sheet/expand box if necessary)

6. Please set out what modification(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at 5 above where this relates to soundness. (NB Please note that any non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why this modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

See representations.

(Continue on a separate sheet/expand box if necessary)

Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested modification, as there will not normally be a subsequent opportunity to make further representations based on the original representation at publication stage.

After this stage, further submissions will only be at the request of the Inspector, based on the matters and issues he/she identifies for examination.

7. If your representation is seeking a modification, do you consider it necessary to participate at the oral part of the examination?

No, I do not wish to participate at the oral examination.

Yes, I wish to participate at the oral examination

8. If you wish to participate at the oral part of the examination, please outline why you consider this to be necessary:

See representations.

Please note the inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.

9. Signature:



Date

15.08.2016



REPRESENTOR 45

45/11/H3/S

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114-116 Charing Cross Rd
London WC2H 0JR

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15 August 2016

BY EMAIL

Dear Mr Nelson,

RE: NORTH WEST LEICESTERSHIRE LOCAL PLAN: SUBMISSION VERSION

We are writing in response to the North West Leicestershire District Council's (NWLDCs) Local Plan (Submission Version). Accordingly, this letter provides the considered comments of the Money Hill Consortium (MHC), which comprises of Cogent Land LLP, Bloor Homes and Taylor Wimpey UK Plc. The MHC has a long-term controlling interest over land within the north of Ashby-de-la-Zouch broad location, hereafter referred to as "Money Hill", which is identified alongside the Former Arla Dairy Site for the delivery of 1,750 homes and a range of supporting infrastructure.

The extent of the Money Hill landholding is approximately 118 hectares and comprises an area of land that is bound by the A511, Nottingham Road and Smisby Road. The extent of the land subject in control by the Money Hill Consortium is identified in the plan at Appendix A.

a. Background

Money Hill has been positively identified in previous iterations of the Local Plan (LDF Core Strategy) as the preferred location for the future growth of Ashby-de-la-Zouch. This has been reinforced by a Sustainability Appraisal (SA) that has both assessed Money Hill site and, importantly, alternative options for development in the District that were rejected on sustainability grounds.

NWLDC resolved to withdraw its Local Plan on 29 October 2013. Former draft *Policy 37: Ashby-de-la-Zouch* identified Money Hill as being capable of accommodating a minimum of 605 units in response to the available evidence regarding capacity at Packington Water Treatment Works. Since the decision to withdraw the Local Plan further evidence has been produced by Severn Trent Water (March 2014) that has confirmed Packington Water Treatment Works has capacity for between 2,170 and 2,500 additional properties, thereby overcoming the restrictive element contained within former draft *Policy 37: Ashby-de-la-Zouch* that limited growth to circa. 605 homes.

The Core Strategy was accompanied by a SA that made specific reference to the application site after having considered alternative locations for residential growth in Ashby-de-la-Zouch. Paragraph 9.19 of the SA stated that:

"The preferred Broad Location identified in the Submission version Core Strategy in to the north [Money Hill], this location could support a mix of new development, including housing and local shops and services. The location of the site should mean there are also existing nearby services although new links would need to be provided into neighbouring residential areas to ensure these are a walkable distance and to reduce the need to travel by car. There is no current bus service to the site although the scale of growth here may be able to support an extension of an existing route. Policy CS37 sets out a list of types of social, environmental and physical infrastructure that should be provided as part of this development".

b. Preparing a Sustainable Development Plan

Since the Local Plan was withdrawn NWLDC has embarked upon the preparation of a new Local Plan that is positively prepared, justified, effective and consistent with national policy.

Money Hill is a strategically well-positioned and is immediately adjacent to a Key Service Centre that offers an established wide range of services and facilities. These are comprehensively set-out in the NWLDC Settlement Hierarchy Background Paper. However, in summary, Money Hill is close to a vibrant town centre and is easily accessible by foot, cycle and bus. Ashby-de-la-Zouch itself has a good level of shops; financial institutions; post office; places of worship, and health-related uses (e.g. opticians, dentist, pharmacy and GP surgery) as well as providing a strong social fabric, with cafes, restaurants and bars / pubs. Ashby-de-la-Zouch also has several foodstores, including a Co-operative, Aldi and Tesco Extra superstore within a short-distance of Money Hill. The settlements existing commercial and community infrastructure is also complemented with a range of employment uses at the Ashby Business Park, Ivanhoe Business Park and Nottingham Road Industrial Estate.

Critically, through the strategic allocation of 1,750 homes at Money Hill and the Former Arla Dairies a robust policy platform can be achieved through the Local Plan that would guide complementary land-use decision-making over the next 15 years. A visionary and aspirational approach to forward planning would set-out business, infrastructure, environmental, and health and well-being needs on a single, comprehensively planned site. Draft *Policy H3: Housing Provision* seeks to achieve this by establishing the parameters in which residential development at Money Hill / Former Arla Dairies would be acceptable. This includes:

- access to the A511, Smisby Road, and Nottingham Road;
- provision of suitable and safe walking and cycling connections from the site to Ashby town centre and adjoining employment areas;
- provision of a range of infrastructure including a new primary school, extensions to secondary schools, affordable housing, open spaces, green infrastructure and community facilities and enhanced public transport provision and;
- design and layout of the proposed development should minimise the impact upon the setting of Ashby de la Zouch Conservation Area and;
- provision for the discharge of wastewater into the River Mease catchment in accordance with the emerging policy.

In addition to the above, an unparalleled strength of the Money Hill site is its ability to also bring-forward employment opportunities. This is identified in *Policy Ec2 – Employment Allocations: New Allocations* which allocates up to 16 hectares of employment space at Money Hill and offsets some of the 7 hectares of employment land in the settlement since 2011.

This ability to provide a multi-dimensional approach to forward planning means that new homes would not be delivered in isolation and alongside new jobs would positively contribute towards the overall objective of the Local Plan – sustainable development. Complimentary land uses would also deliver the strategic priorities of NWLDC. In particular, it wholeheartedly accords with Objective 2 (p.20) which states “[the new plan] supports the delivery of new homes balanced with economic growth to provide a stock of housing that meets the needs of the community, including the need for affordable housing”. The Money Hill site is of a size and location that affords good access to the wider Strategic Highway Network and is likely to appeal to broad spectrum of employers.

Not only is the Money Hill site capable of delivering NWLDCs strategic priorities, but at the site-specific level also offers few planning constraints. The site is not positioned in a Flood Zone, is not in an ecologically sensitive location, or does it have adverse ground conditions. The site is also not hampered by constraints that could affect deliverability, such as land ownership, development finance, or drawn-out build out rates. Instead, Money Hill has the combined backing of two national housebuilders that are financially well-equipped and resourced to respond to economic cycles within the plan period and have a strong track-record of delivery in the District.

The MHC would like to emphasise the associated-risks of not allocating Money Hill. To allocate further development in Coalville (beyond the +35% total distribution) risks undermining the Local Plan given the known challenges associated with development viability and costs. This is also emphasised in Paragraph 173 of the National Planning Policy Framework. Likewise, to apportion growth lower down the settlement hierarchy would mean that development would occur in those locations that are less well equipped in terms of services and facilities and also place a greater reliance on travel by car due to their more isolated characteristics. Any apportionment of housing growth would also most also present greater challenges in terms of infrastructure delivery and would most likely mean there would be a need for physical extensions to settlements, rather than infilling, as afforded by the A511 bypass.

c. The Role of the Neighbourhood Plan

The draft Neighbourhood Plan has been written positively insofar as it recognises that it is required to be in accordance with the North West Leicestershire Local Plan.

The Neighbourhood Plan acknowledges that should the Local Plan progress in its current form then it will be necessary to accommodate growth at Money Hill. As such, *Policy H1: Sustainable Housing Growth* of the Neighbourhood Plan recognises the need to provide new housing to meet the identified needs of the plan area and contribute to the District wide housing target. This includes the provision of a minimum of 2,050 houses over the period to 2031. The Neighbourhood Plan identifies these new homes coming forward on the land to the north of Ashby-de-la-Zouch at Money Hill.

Given the scale of development identified for Money Hill, the Money Hill Consortium has agreed to the preparation of a Masterplan to steer the overall layout of the site and to ensure the delivery of a range of facilities to serve the new community and its relationship with the Plan area. The Masterplan will address how it will meet the requirements contained within the both the Local Plan and Neighbourhood Plan. It is envisaged that this Masterplan will be prepared by a range of stakeholders, including: North West Leicestershire District Council; Ashby Town Council; and statutory / non-statutory consultees.

d. Planning Application History

The Money Hill Consortium submitted proposals for 605 new homes and supporting infrastructure in 2013. This was recommended for approval; however, after being reported to Planning Committee on 06 May 2016 was refused by elected Members. This subsequently culminated in a planning inquiry and the appeal being allowed in February 2016. In determining this appeal it was concluded that:

- “The Secretary of State is satisfied that the ES and the ES Addendum comply with the above regulations and that sufficient information has been provided for him to assess the environmental impact of the proposals” (Paragraph 9);
- “The Secretary of State attaches significant weight to the fact that the proposed development would provide for 605 new homes of which up to 182 would be affordable” (Paragraph 14);
- The Secretary of State agrees with the Inspector that the development, either in its original or amended form, would not compromise highway safety or result in any significant increase in traffic congestion (Paragraph 15);
- The Secretary of State agrees that the scheme would not have any significant effect on the character of the area. The Secretary of State also agrees that the development would not cause any demonstrable harm to the setting of Ashby Conservation Area or the setting of any listed building (Paragraph 15), and
- The Secretary of State agrees that the development would not place an unacceptable burden on local infrastructure (Paragraph 15).

Since determining the appeal and revised planning application has been reported to the NWLDC Planning Committee (Ref. 15/00512/OUTM). This outline planning application is in all other respects,

essentially the same as that approved by the Secretary of State at the beginning of the year. It differs only in the provision of a limited vehicular access from Nottingham Road and in the addition of a new Town Centre Car Park, which was identified by Town Council Members as being needed to serve and support the continued vitality of the town centre. This application was reported to Planning Committee 05 July 2016 and 02 August 2016 where it was resolved to approve subject to Section 106 Agreement.

Significantly, in reporting the planning application to NWLDC Planning Committee it was concluded that:

- "Whilst the Local Highway Authority had raised a number of issues in respect of the proposed means of access to the site from Nottingham Road, those concerns have now been addressed, and the Local Highway Authority is now content that an appropriate form of access to serve the development would be provided".
- "In view of the limited differences between the current application proposals and those permitted on appeal, and the limited changes in circumstances since the time that the permission was issued, the officer view, overall, is that the conclusions reached by the Secretary of State (and by his Inspector with whose recommendations the Secretary of State generally concurred) continue to be relevant, and are a material consideration of very significant weight in the determination of this application".
- "It is accepted that the proposed development would not have an adverse impact on water quality (nor would there be any other impacts on other aspects of the SSSI / SAC), and the development is acceptable on this basis, subject to the implementation of the mitigation identified, secured by way of conditions and Section 106 obligations as appropriate".
- "The proposed access to Nottingham Road would result in the demolition of two semi-detached twentieth century dwellings. It is considered that, whilst forming a relatively attractive pair of dwellings, their loss would be neither significant or unacceptable in the street scene, and would not result in any harmful gap to the detriment of the existing amenity or historical interest of Nottingham Road".
- "Overall, therefore, it is considered that the extent of differences between the currently proposed scheme and the scheme approved on appeal is limited, and that those differences that do apply would not indicate that the scheme no longer constitutes sustainable development nor that approval of the revised scheme ought to be withheld".

The above extracts are significant insofar as they confirm that Money Hill is a sustainable location and that the site has already undergone thorough assessment by the Secretary of State, the Planning Inspectorate, and senior planning officers at NWLDC. These consistent conclusions should carry through into the preparation of the Local Plan.

e. Feedback on the Sustainability Appraisal

The Submission Local Plan is accompanied by a Sustainability Appraisal.

Paragraph 7.1.3 of the Non-Technical summary should be updated to reflect the planning history for the site. Planning permission was granted by the Secretary of State for 605 homes on 15 February 2016 (Ref. APP/G2435/A/14/2228806). Thereafter, an amended application was submitted by the Money Hill Consortium that had a revised access from Nottingham Road / A511. This scheme was resolved to approve subject to legal agreement on 02 August 2016 (Ref. 15/00512/OUTM).

Page 200 of the Sustainability Appraisal assesses the suitability of the site; however, this contains inaccurate information and should be amended. For example, Money Hill (Site A5) is given a "red" scoring for proximity to a "food shop", "village/community hall", and "primary school". This assessment does not recognise that a convenience food store, community hall and primary school are all integral components of the recently consented schemes for 605 homes (Ref. APP/G2435/A/14/2228806 and 15/00512/OUTM). As such, the distances to these facilities are likely to be significantly lower than that included in the Sustainability Appraisal (June 2016).

f. Feedback on the Viability Review (dated 17 June 2016)

The Submission Local Plan is accompanied by a Viability Review.

In preparing the Local Plan it is essential that plans are deliverable in accordance with Paragraph 173 and 174 of the National Planning Policy Framework (NPPF). Particular attention should be given to affordable housing provision and infrastructure contributions.

It should be recognised that the residual land value model, included in the Viability Review, is highly sensitive to changes in its inputs. Moreover, it is significant that *Policy H4: Affordable Housing* seeks the provision of 30% affordable housing on sites of more than 15 dwellings. However, the table on Page 28 shows that in some instances, the delivery of 30% is questionable.

The Money Hill Consortium recommended that the avoidable housing threshold should not be set unrealistically high. Instead, a more realistic requirement should be established which would help facilitate the delivery of the larger schemes and avoid a scenario whereby the scheme is delayed due to protracted negotiations between the developer and Local Authority.

In summary, the Local Plan should ensure that policies pertaining to affordable housing and housing mix remain flexible. If prescriptive elements are necessary, then there should be sufficient evidence to fully justify this position.

g. Summary

In summary, the MHC strongly believe that a strategic allocation at Money Hill is both a positive and sustainable response to the need to deliver a residual housing shortfall of 1,750 homes.

Given the scale and importance of the proposed allocation to the north of Ashby-de-la-Zouch the Money Hill Consortium respectively request that it is involved in the forthcoming Examination.

We trust you find this consultation response helpful and look forward to working alongside NWLDC and other stakeholders in developing a robust Local Plan.

Yours sincerely,



James Bompas
ASSOCIATE



 The Money Hill Conservation Overlay boundary



45/2/SA/0

REPRESENTOR 45

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114-116 Charing Cross Rd
London WC2H 0JR



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a. Background

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It should be recognised that the residual land value model, included in the Viability Review, is highly sensitive to changes in its inputs. Moreover, it is significant that *Policy H4: Affordable Housing* seeks the provision of 30% affordable housing on sites of more than 15 dwellings. However, the table on Page 28 shows that in some instances, the delivery of 30% is questionable.

The Money Hill Consortium recommended that the avoidable housing threshold should not be set unrealistically high. Instead, a more realistic requirement should be established which would help facilitate the delivery of the larger schemes and avoid a scenario whereby the scheme is delayed due to protracted negotiations between the developer and Local Authority.

In summary, the Local Plan should ensure that policies pertaining to affordable housing and housing mix remain flexible. If prescriptive elements are necessary, then there should be sufficient evidence to fully justify this position.

g. Summary

In summary, the MHC strongly believe that a strategic allocation at Money Hill is both a positive and sustainable response to the need to deliver a residual housing shortfall of 1,750 homes.

Given the scale and importance of the proposed allocation to the north of Ashby-de-la-Zouch the Money Hill Consortium respectively request that it is involved in the forthcoming Examination.

We trust you find this consultation response helpful and look forward to working alongside NWLDC and other stakeholders in developing a robust Local Plan.

Yours sincerely,



James Bompas
ASSOCIATE



 The Money Hill Carraigkerran Demesne boundary



45/3/VA/0

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15 August 2016

BY EMAIL

Dear Mr Nelson,

RE: NORTH WEST LEICESTERSHIRE LOCAL PLAN: SUBMISSION VERSION

We are writing in response to the North West Leicestershire District Council's (NWLDCs) Local Plan (Submission Version). Accordingly, this letter provides the considered comments of the Money Hill Consortium (MHC), which comprises of Cogent Land LLP, Bloor Homes and Taylor Wimpey UK Plc. The MHC has a long-term controlling interest over land within the north of Ashby-de-la-Zouch broad location, hereafter referred to as "Money Hill", which is identified alongside the Former Arla Dairy Site for the delivery of 1,750 homes and a range of supporting infrastructure.

The extent of the Money Hill landholding is approximately 118 hectares and comprises an area of land that is bound by the A511, Nottingham Road and Smisby Road. The extent of the land subject in control by the Money Hill Consortium is identified in the plan at Appendix A.

a. Background

Money Hill has been positively identified in previous iterations of the Local Plan (LDF Core Strategy) as the preferred location for the future growth of Ashby-de-la-Zouch. This has been reinforced by a Sustainability Appraisal (SA) that has both assessed Money Hill site and, importantly, alternative options for development in the District that were rejected on sustainability grounds.

NWLDC resolved to withdraw its Local Plan on 29 October 2013. Former draft *Policy 37: Ashby-de-la-Zouch* identified Money Hill as being capable of accommodating a minimum of 605 units in response to the available evidence regarding capacity at Packington Water Treatment Works. Since the decision to withdraw the Local Plan further evidence has been produced by Severn Trent Water (March 2014) that has confirmed Packington Water Treatment Works has capacity for between 2,170 and 2,500 additional properties, thereby overcoming the restrictive element contained within former draft *Policy 37: Ashby-de-la-Zouch* that limited growth to circa. 605 homes.

The Core Strategy was accompanied by a SA that made specific reference to the application site after having considered alternative locations for residential growth in Ashby-de-la-Zouch. Paragraph 9.19 of the SA stated that:

"The preferred Broad Location identified in the Submission version Core Strategy in to the north [Money Hill], this location could support a mix of new development, including housing and local shops and services. The location of the site should mean there are also existing nearby services although new links would need to be provided into neighbouring residential areas to ensure these are a walkable distance and to reduce the need to travel by car. There is no current bus service to the site although the scale of growth here may be able to support an extension of an existing route. Policy CS37 sets out a list of types of social, environmental and physical infrastructure that should be provided as part of this development".

b. Preparing a Sustainable Development Plan

Since the Local Plan was withdrawn NWLDC has embarked upon the preparation of a new Local Plan that is positively prepared, justified, effective and consistent with national policy.

Money Hill is a strategically well-positioned and is immediately adjacent to a Key Service Centre that offers an established wide range of services and facilities. These are comprehensively set-out in the NWLDC Settlement Hierarchy Background Paper. However, in summary, Money Hill is close to a vibrant town centre and is easily accessible by foot, cycle and bus. Ashby-de-la-Zouch itself has a good level of shops; financial institutions; post office; places of worship, and health-related uses (e.g. opticians, dentist, pharmacy and GP surgery) as well as providing a strong social fabric, with cafes, restaurants and bars / pubs. Ashby-de-la-Zouch also has several foodstores, including a Co-operative, Aldi and Tesco Extra superstore within a short-distance of Money Hill. The settlements existing commercial and community infrastructure is also complemented with a range of employment uses at the Ashby Business Park, Ivanhoe Business Park and Nottingham Road Industrial Estate.

Critically, through the strategic allocation of 1,750 homes at Money Hill and the Former Arla Dairies a robust policy platform can be achieved through the Local Plan that would guide complementary land-use decision-making over the next 15 years. A visionary and aspirational approach to forward planning would set-out business, infrastructure, environmental, and health and well-being needs on a single, comprehensively planned site. Draft *Policy H3: Housing Provision* seeks to achieve this by establishing the parameters in which residential development at Money Hill / Former Arla Dairies would be acceptable. This includes:

- access to the A511, Smisby Road, and Nottingham Road;
- provision of suitable and safe walking and cycling connections from the site to Ashby town centre and adjoining employment areas;
- provision of a range of infrastructure including a new primary school, extensions to secondary schools, affordable housing, open spaces, green infrastructure and community facilities and enhanced public transport provision and;
- design and layout of the proposed development should minimise the impact upon the setting of Ashby de la Zouch Conservation Area and;
- provision for the discharge of wastewater into the River Mease catchment in accordance with the emerging policy.

In addition to the above, an unparalleled strength of the Money Hill site is its ability to also bring-forward employment opportunities. This is identified in *Policy Ec2 – Employment Allocations: New Allocations* which allocates up to 16 hectares of employment space at Money Hill and offsets some of the 7 hectares of employment land in the settlement since 2011.

This ability to provide a multi-dimensional approach to forward planning means that new homes would not be delivered in isolation and alongside new jobs would positively contribute towards the overall objective of the Local Plan – sustainable development. Complementary land uses would also deliver the strategic priorities of NWLDC. In particular, it wholeheartedly accords with Objective 2 (p.20) which states “[the new plan] supports the delivery of new homes balanced with economic growth to provide a stock of housing that meets the needs of the community, including the need for affordable housing”. The Money Hill site is of a size and location that affords good access to the wider Strategic Highway Network and is likely to appeal to broad spectrum of employers.

Not only is the Money Hill site capable of delivering NWLDCs strategic priorities, but at the site-specific level also offers few planning constraints. The site is not positioned in a Flood Zone, is not in an ecologically sensitive location, or does it have adverse ground conditions. The site is also not hampered by constraints that could affect deliverability, such as land ownership, development finance, or drawn-out build out rates. Instead, Money Hill has the combined backing of two national housebuilders that are financially well-equipped and resourced to respond to economic cycles within the plan period and have a strong track-record of delivery in the District.

The MHC would like to emphasise the associated-risks of not allocating Money Hill. To allocate further development in Coalville (beyond the +35% total distribution) risks undermining the Local Plan given the known challenges associated with development viability and costs. This is also emphasised in Paragraph 173 of the National Planning Policy Framework. Likewise, to apportion growth lower down the settlement hierarchy would mean that development would occur in those locations that are less well equipped in terms of services and facilities and also place a greater reliance on travel by car due to their more isolated characteristics. Any apportionment of housing growth would also most also present greater challenges in terms of infrastructure delivery and would most likely mean there would be a need for physical extensions to settlements, rather than infilling, as afforded by the A511 bypass.

c. The Role of the Neighbourhood Plan

The draft Neighbourhood Plan has been written positively insofar as it recognises that it is required to be in accordance with the North West Leicestershire Local Plan.

The Neighbourhood Plan acknowledges that should the Local Plan progress in its current form then it will be necessary to accommodate growth at Money Hill. As such, *Policy H1: Sustainable Housing Growth* of the Neighbourhood Plan recognises the need to provide new housing to meet the identified needs of the plan area and contribute to the District wide housing target. This includes the provision of a minimum of 2,050 houses over the period to 2031. The Neighbourhood Plan identifies these new homes coming forward on the land to the north of Ashby-de-la-Zouch at Money Hill.

Given the scale of development identified for Money Hill, the Money Hill Consortium has agreed to the preparation of a Masterplan to steer the overall layout of the site and to ensure the delivery of a range of facilities to serve the new community and its relationship with the Plan area. The Masterplan will address how it will meet the requirements contained within the both the Local Plan and Neighbourhood Plan. It is envisaged that this Masterplan will be prepared by a range of stakeholders, including: North West Leicestershire District Council; Ashby Town Council; and statutory / non-statutory consultees.

d. Planning Application History

The Money Hill Consortium submitted proposals for 605 new homes and supporting infrastructure in 2013. This was recommended for approval; however, after being reported to Planning Committee on 06 May 2016 was refused by elected Members. This subsequently culminated in a planning inquiry and the appeal being allowed in February 2016. In determining this appeal it was concluded that:

- "The Secretary of State is satisfied that the ES and the ES Addendum comply with the above regulations and that sufficient information has been provided for him to assess the environmental impact of the proposals" (Paragraph 9);
- "The Secretary of State attaches significant weight to the fact that the proposed development would provide for 605 new homes of which up to 182 would be affordable" (Paragraph 14);
- The Secretary of State agrees with the Inspector that the development, either in its original or amended form, would not compromise highway safety or result in any significant increase in traffic congestion (Paragraph 15);
- The Secretary of State agrees that the scheme would not have any significant effect on the character of the area. The Secretary of State also agrees that the development would not cause any demonstrable harm to the setting of Ashby Conservation Area or the setting of any listed building (Paragraph 15), and
- The Secretary of State agrees that the development would not place an unacceptable burden on local infrastructure (Paragraph 15).

Since determining the appeal and revised planning application has been reported to the NWLDC Planning Committee (Ref. 15/00512/OUTM). This outline planning application is in all other respects,

essentially the same as that approved by the Secretary of State at the beginning of the year. It differs only in the provision of a limited vehicular access from Nottingham Road and in the addition of a new Town Centre Car Park, which was identified by Town Council Members as being needed to serve and support the continued vitality of the town centre. This application was reported to Planning Committee 05 July 2016 and 02 August 2016 where it was resolved to approve subject to Section 106 Agreement.

Significantly, in reporting the planning application to NWLDC Planning Committee it was concluded that:

- "Whilst the Local Highway Authority had raised a number of issues in respect of the proposed means of access to the site from Nottingham Road, those concerns have now been addressed, and the Local Highway Authority is now content that an appropriate form of access to serve the development would be provided".
- "In view of the limited differences between the current application proposals and those permitted on appeal, and the limited changes in circumstances since the time that the permission was issued, the officer view, overall, is that the conclusions reached by the Secretary of State (and by his Inspector with whose recommendations the Secretary of State generally concurred) continue to be relevant, and are a material consideration of very significant weight in the determination of this application".
- "It is accepted that the proposed development would not have an adverse impact on water quality (nor would there be any other impacts on other aspects of the SSSI / SAC), and the development is acceptable on this basis, subject to the implementation of the mitigation identified, secured by way of conditions and Section 106 obligations as appropriate".
- "The proposed access to Nottingham Road would result in the demolition of two semi-detached twentieth century dwellings. It is considered that, whilst forming a relatively attractive pair of dwellings, their loss would be neither significant or unacceptable in the street scene, and would not result in any harmful gap to the detriment of the existing amenity or historical interest of Nottingham Road".
- "Overall, therefore, it is considered that the extent of differences between the currently proposed scheme and the scheme approved on appeal is limited, and that those differences that do apply would not indicate that the scheme no longer constitutes sustainable development nor that approval of the revised scheme ought to be withheld".

The above extracts are significant insofar as they confirm that Money Hill is a sustainable location and that the site has already undergone thorough assessment by the Secretary of State, the Planning Inspectorate, and senior planning officers at NWLDC. These consistent conclusions should carry through into the preparation of the Local Plan.

e. Feedback on the Sustainability Appraisal

The Submission Local Plan is accompanied by a Sustainability Appraisal.

Paragraph 7.1.3 of the Non-Technical summary should be updated to reflect the planning history for the site. Planning permission was granted by the Secretary of State for 605 homes on 15 February 2016 (Ref. APP/G2435/A/14/2228806). Thereafter, an amended application was submitted by the Money Hill Consortium that had a revised access from Nottingham Road / A511. This scheme was resolved to approve subject to legal agreement on 02 August 2016 (Ref. 15/00512/OUTM).

Page 200 of the Sustainability Appraisal assesses the suitability of the site; however, this contains inaccurate information and should be amended. For example, Money Hill (Site A5) is given a "red" scoring for proximity to a "food shop", "village/community hall", and "primary school". This assessment does not recognise that a convenience food store, community hall and primary school are all integral components of the recently consented schemes for 605 homes (Ref. APP/G2435/A/14/2228806 and 15/00512/OUTM). As such, the distances to these facilities are likely to be significantly lower than that included in the Sustainability Appraisal (June 2016).

f. Feedback on the Viability Review (dated 17 June 2016)

The Submission Local Plan is accompanied by a Viability Review.

In preparing the Local Plan it is essential that plans are deliverable in accordance with Paragraph 173 and 174 of the National Planning Policy Framework (NPPF). Particular attention should be given to affordable housing provision and infrastructure contributions.

It should be recognised that the residual land value model, included in the Viability Review, is highly sensitive to changes in its inputs. Moreover, it is significant that *Policy H4: Affordable Housing* seeks the provision of 30% affordable housing on sites of more than 15 dwellings. However, the table on Page 28 shows that in some instances, the delivery of 30% is questionable.

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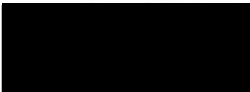
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 The Money Hill Conservation Overlay boundary