

LOCAL PLAN COMMITTEE – 13 NOVEMBER 2019

ITEM 4 – MONEY HILL MASTERPLAN CONSULTATION

Following publication of the report two additional responses have been received from Ashby Town Council and Icen Projects on behalf of the developer consortium.

Ashby Town Council

A letter dated 25 October 2019 notes that the Masterplan was discussed at the Town Council's Planning and Transportation Committee on 14 October 2019. There were no issues with the Masterplan and were grateful that developer had taken notice of previous comments.

Have requested that the employment land near to McVities distribution Centre be restricted to B1 and B2 Uses.

Officer's Comments

The contents of the letter reflect those made in response to the further consultation and are considered at Appendix D of the report.

No change to recommendations

Icen Projects on behalf of the developer consortium

Confirm that the Masterplan can be amended to cover off point (i) of the recommendations

Point (ii) requires a Design Code for "that area covered by the Masterplan" meaning a single plan for the whole area which will be difficult and given the spread of time, uses etc. so this may not be appropriate. Suggest re-wording recommendation (ii) to read:

"The preparation of Design Codes for all that area covered by the Masterplan is to be secured by either conditions on subsequent Outline Applications or as Park of the submission of any Full Planning Applications"

Suggest re-wording recommendation (iii) to read:

"All Design Codes are to take into account any relevant Local Design Guidance in place at the time the Design Code is prepared"

Suggest re-wording recommendation (iv) to read:

At the end "*.....when preparing the relevant Design Codes*"

Suggest adding a further "subject to", saying:

"The Design Code(s) are to reflect the land uses (including residential, employment and commercial uses, green infrastructure and open spaces, pedestrian and cycle links within and beyond the site and community facilities) overall layout, special relationships and design principles established by the Masterplan."

Officer's Comments

The amendment of the Masterplan to address recommendation (i) is noted and welcomed

The purpose of a Design Code can be summarised as being:

- To secure higher (sustainable) design quality
- To deliver a consistent approach and outcomes across a strategic development which will have a number of development phases and a long period of time
- To provide a degree of certainty for both communities and developers

It is considered that it would not be appropriate to have a series of Design Codes as this would potentially undermine the above, particularly in terms of ensuring a consistent approach to design. However, it is accepted that it would be appropriate to ensure that any Design Code has a mechanism built in to it to enable it to be reviewed. This has been done previously for the South-East Coalville development. This is allowed for in the additional recommendation set out below.

Add in new recommendation (vii)

(vii) The Design Code including a review mechanism for purposes as specified in the Design Code