

# Public Consultation Banners

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# Money Hill – Phase 2

## WELCOME

**Thank you for taking the time to join us today to find out more about the emerging masterplan for Money Hill – Phase 2.**

Bloor Homes Midlands and Taylor Wimpey are in an early stage of developing a residential-led masterplan, which will include **much-needed new housing**, including **affordable homes, employment space, public open green spaces** and new **landscape**, as well as **connectivity to existing bus routes, active travel connections** and the **enhancement of the existing Public Rights of Way**.

We want to work with you to create a community where people are proud to live and work. We have started looking at principles to bring together an emerging masterplan, which connects with existing communities and developments that are coming forward within the local area.

## OUR TEAM

Bloor Homes Midlands and Taylor Wimpey have a long-standing relationship at Money Hill with a proven track record of delivering high-quality homes, spaces and places, in consultation with the local community.

We are working alongside a team of masterplanners and technical experts, including Stantec and Phil Jones Associates (PJA), to prepare and submit an Outline Planning Application for Money Hill – Phase 2 later this year.



## HAVE YOUR SAY

Please take your time to consider the information presented and discuss with the project team.

We encourage you to complete a feedback form, where you can also sign-up to receive updates during the planning process and beyond. If you do not have time today, you can complete the form on our website or return via post. Please ask a member of the project team for a stamped addressed envelope.

Your local knowledge, thoughts and suggestions are important to help guide the development of the masterplan and ensure we create a vibrant and welcoming community.



Image of previous Taylor Wimpey development with attenuation basin.



# Money Hill – Phase 2

## THE STORY SO FAR

Money Hill – Phase 2 is located within North West Leicestershire and situated north of Ashby-de-la-Zouch Town Centre.

Money Hill has been identified by North West Leicestershire District Council for development and allocated for new homes and spaces to serve the needs of existing and future generations.

**2017**

North West Leicestershire District Council adopted its Local Plan, which provides a strategy to support development required in the District, including identifying land for new homes, employment and infrastructure. The adopted Local Plan identified Money Hill as a key location to deliver sustainable housing growth (Site Allocation H3a).

**2018**

Money Hill was recognised and supported in the Ashby-de-la-Zouch Neighbourhood Plan as a sustainable growth housing allocation (Policy H1).

**2022**

Money Hill – Phase 1 received Reserved Matters consent for 605 homes.

**2024**

Money Hill – Phase 1 construction works started on-site.

**2024**

North West Leicestershire District Council commenced a review of its Local Plan, which has carried forward Money Hill from the adopted Local Plan to the draft Local Plan for approximately 1,200 new homes (Site Allocation A5).

**2024 - We are here!**

We are now exploring Phase 2 and are looking forward to working with you to ensure the masterplan complements, benefits and connects with existing communities in Ashby-de-la-Zouch.

We have reviewed the policy requirements to align our emerging masterplan to the adopted Local Plan and draft Local Plan, where possible.

- ✓ Up to 1,200 new homes
- ✓ Provision of 30% affordable housing <sup>1</sup>
- ✓ Provision for self-build and custom housebuilding
- ✓ Areas of public open space
- ✓ Surface water drainage provision

### Land to accommodate a primary school

Following discussions with Leicestershire County Council's Education Team, they would prefer to see the primary school as part of Money Hill – Phase 1 extended to provide a two-form entry school rather than two smaller schools in this location. As a result, a primary school is not proposed as part of Phase 2.

### Around 16ha of employment land (offices, industry and warehousing)

An Employment Land Report has been undertaken, which shows that based on market conditions, Ashby-de-la-Zouch is in need of small and mid-sized employment spaces rather than large scale premises. Therefore, a reduced amount of employment space is proposed for Phase 2.

<sup>1</sup> Adopted Local Plan percentage. No affordable housing percentage has been specified under Draft Policy H5 yet.



# Money Hill - Phase 2

## THE EXISTING SITE AND OUR PRINCIPLES

Money Hill - Phase 2 is made up of a number of parcels of land within the ownership of Bloor Homes Midlands and Taylor Wimpey. Its strategic location connects with development that has already come forward within the Local Plan, future sites, as well as the existing local community in Ashby-de-la-Zouch.



Existing site plan showing Money Hill - Phase 2 and other consented/forthcoming schemes in the area.

The Site comprises 77.04 hectares of primarily undeveloped agricultural land.

The northern and eastern boundaries of the Site are bordered by the A511.

To the south of the Site is Money Hill - Phase 1.

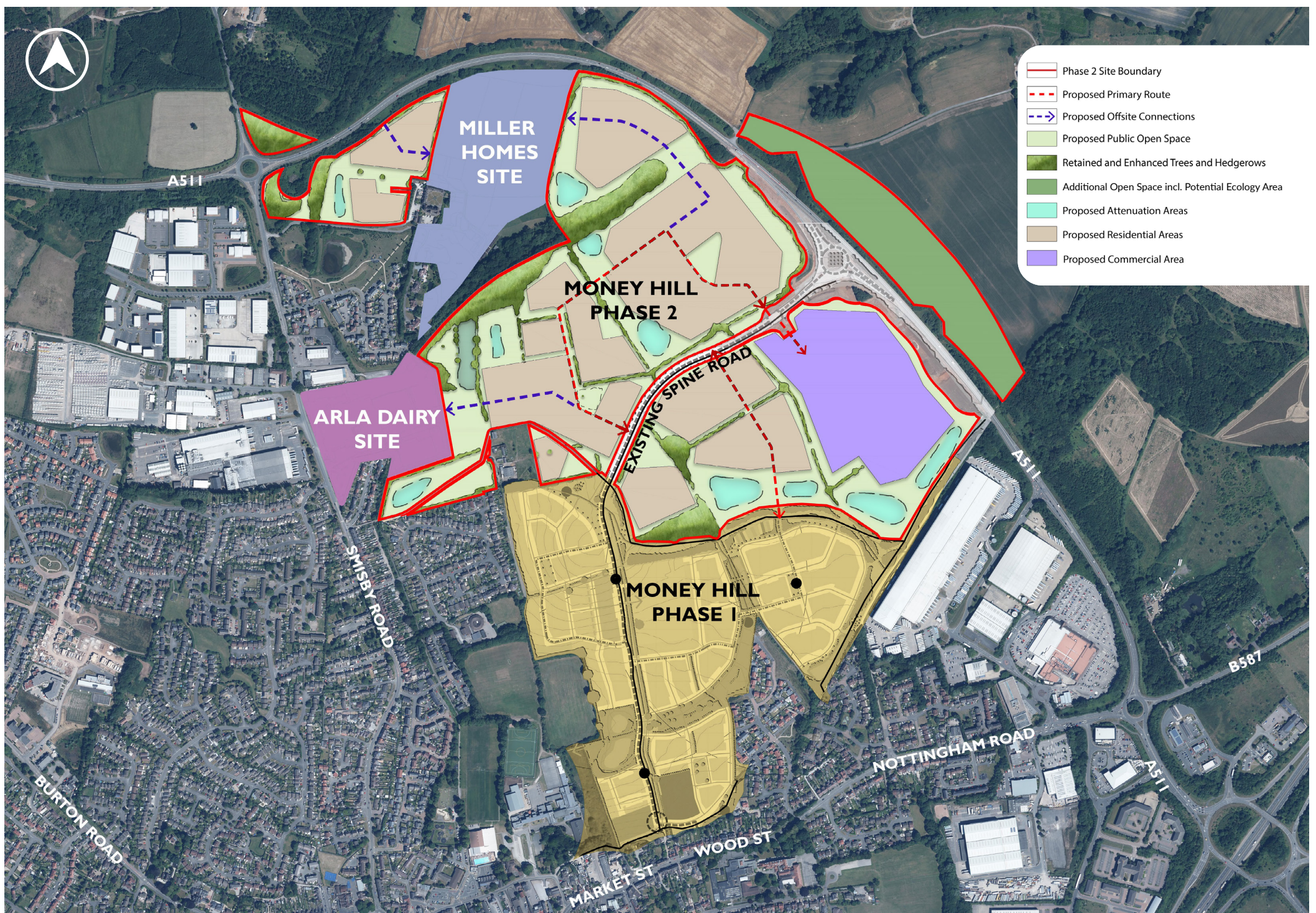
To the west of the Site is an existing residential development in Ashby-de-la-Zouch.



# Money Hill - Phase 2

## OUR EMERGING MASTERPLAN

Considering the Site's constraints and opportunities, we've started to look at how the masterplan could come together. We are in an early stage and keen to hear your thoughts on how we shape Money Hill - Phase 2.



The emerging masterplan for Money Hill - Phase 2.



Up to 1,200 new homes, including 30% affordable housing



Surface water drainage will be managed sustainably



Diverse new planting with native trees and wildflowers



Around 8.4 hectares of employment space



Children's play areas



Retention of existing trees and planting, wherever possible



Public open space and landscaped spaces



Connectivity to existing bus routes and new active travel routes



Enhanced Public Right of Way





# Money Hill - Phase 2

Money Hill - Phase 2 will be a place that celebrates the landscape and creates a community where people are proud to live and work in.

## NEW HOMES



Up to **1,200 homes**, including 30% affordable housing



A **mix of tenures** to meet demand for affordable and private homes



A **range of housing** types, sizes and forms, including provision for self-build and custom housebuilding



**Homes for everyone**, from families to first-time buyers, downsizers to young professionals



**Quality design** and placemaking that generates a sense of responsibility and ownership



Outdoor spaces and communal areas that are easily accessible to **build a thriving local community**



## EMPLOYMENT SPACE

The proposed employment space (around 8.4 hectares) has been located adjacent to the existing commercial units along the A511 and connecting to Resolution Road. This location creates a hub of activity and eases commercial traffic from surrounding residential areas.

There is limited availability of small and mid-sized employment space in Ashby-de-la-Zouch. To serve the needs of the local area, we envision the employment space could be used for a mix of commercial uses, including industrial and logistics accommodation alongside offices. However, we are exploring a range of uses and are keen to hear your thoughts.



Images of previous Taylor Wimpey and Bloor Homes developments.

Employment space could provide a mix of commercial uses and sizes (indicative images).



# Money Hill - Phase 2

## LANDSCAPE VISION

Our landscape approach is based on a series of green networks, which connect Money Hill - Phase 2 to existing and forthcoming developments in the area and enhance existing habitats on-site.



### Sustainability

Our landscape approach improves the accessibility of the local area and promotes active travel with new cycleways and footpaths connecting to the existing network.



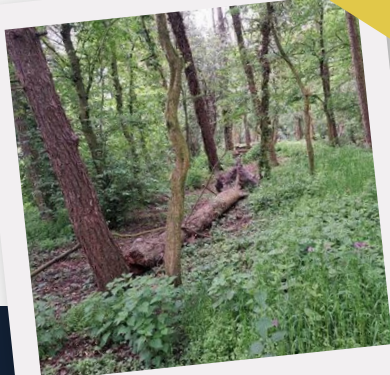
### Ecology and Biodiversity

The aim is for the Site to achieve a minimum of a 10% Biodiversity Net Gain, which will be achieved by the retention and enhancement of existing habitats and the creation of new diverse and species-rich habitats within areas of current agricultural land.



### Drainage

Surface water runoff will be collected by Sustainable Drainage Systems (SuDS). These would be located around the Site and would be integrated into the landscape design. Wastewater would be discharged into the River Mease catchment.



### Flood Risk

The site is located in Flood Zone 1, which is the lowest risk level and therefore the most appropriate area for new development. There is also very low risk from all other potential sources of flooding.

Ashby-de-la-Zouch

A511

Miller Homes Site

Arla Dairy Site

Money Hill - Phase 1

SCHOOL

Money Hill - Phase 1



# Money Hill - Phase 2

## CONNECTIVITY

### The transport vision for Money Hill - Phase 2 focuses on:



Reducing the need to travel



Provision of high-quality infrastructure



Promoting and facilitating journeys by shared and low carbon modes of travel

### VEHICLE ACCESS

Separate vehicle access is proposed for each area of the masterplan:

- Primary access via A511 roundabout
- Secondary access via A511 LILO Junction
- Emergency access via Nottingham Road bus gate
- Emergency access to the A511 next to proposed employment area
- A Spine Road has been constructed as part of Phase 1 and will extend into Phase 2 to provide a series of junctions.

### PEDESTRIAN AND CYCLE ROUTES

Pedestrian and cycle access will be provided in multiple locations to maximise accessibility on foot and bike. Connections will be provided onto the Public Right of Way, existing pedestrian and cycle infrastructure, and link towards the proposed employment area, wider countryside, local facilities, existing public transport services and Ashby-de-la-Zouch Town Centre.

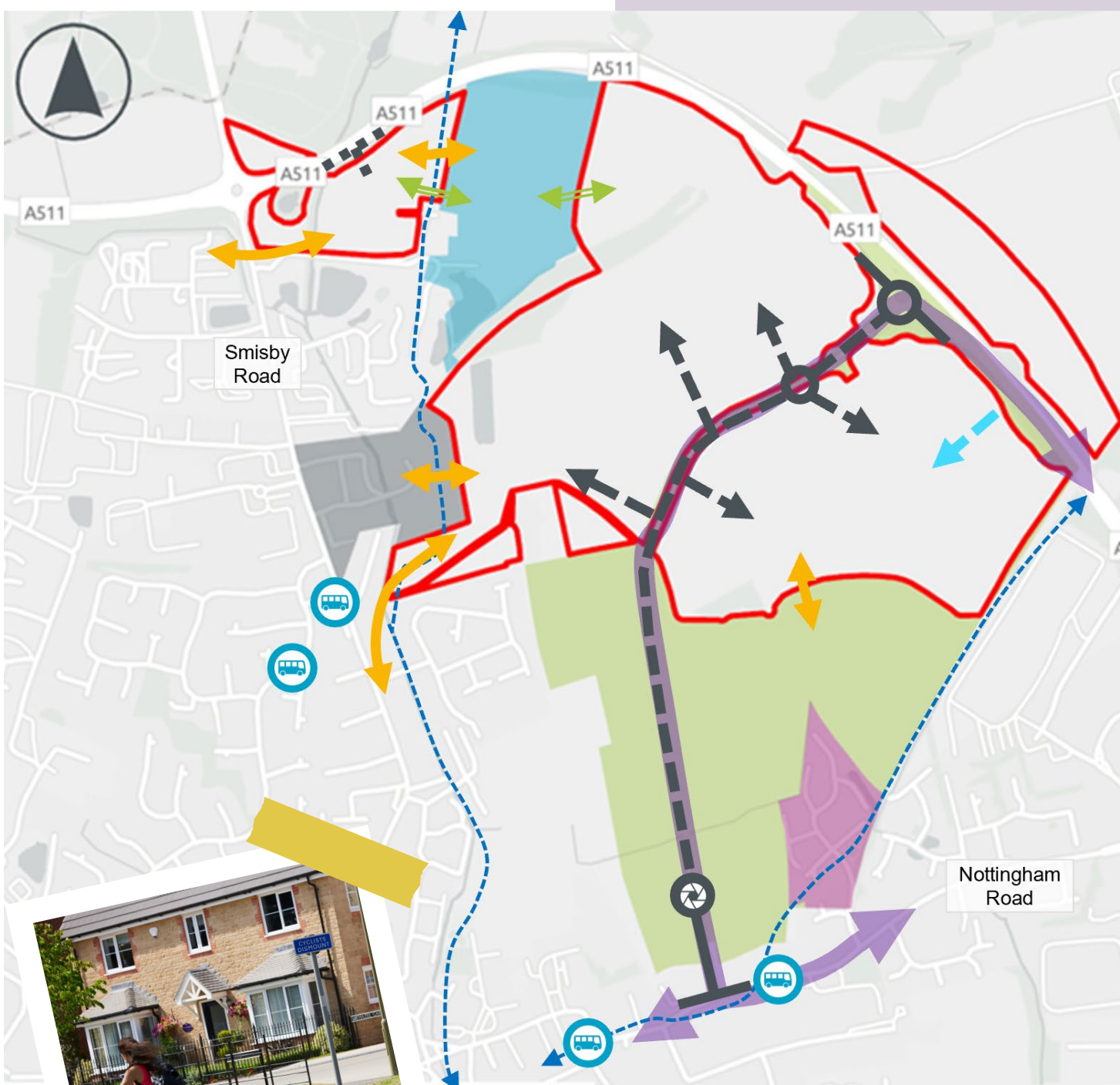
### PUBLIC TRANSPORT

We are keen to ensure all areas within Money Hill - Phase 2 are within a suitable walking distance of a bus service, which provide connectivity to local services and employment areas.

The Number 9 bus service, which will serve Phase 1, will be extended along the Spine Road through Phase 2, providing a direct bus connection to destinations such as East Midlands Airport and Gateway, Ashby-de-la-Zouch, Swadlincote, Burton and Queen's Hospital.

### PARKING

An appropriate level of car parking and cycle parking will be provided, which aligns with Leicestershire Highways Design Guide as well as our proposed connections and active travel modes.



- Site Boundary
- Miller Homes Site
- Approved Development**
- Arla Dairy Site
- Land adjoining Woodcock Way
- Money Hill - Phase 1
- Vehicular Access**
- Existing Modal Filter (pedestrian, cyclists, buses, emergency vehicles)
- Indicative emergency access (subject to agreement)
- Indicative location of main vehicle connections into adjacent development parcels
- Existing vehicular access points
- Indicative location of proposed new access points
- Public Transport**
- Connectivity to existing Number 9 bus service
- Existing closest bus stops to the site
- Pedestrian/Cycle**
- Pedestrian/Cycle Access Points
- Appropriate contribution to enhance off-site PRow
- Indicative location of future links to adjacent development parcel (Miller Homes) for vehicles, pedestrians and cyclists.





# Money Hill – Phase 2

## NEXT STEPS

Throughout the development of the masterplan and beyond, we will be in ongoing discussions with planning officers and stakeholders for Money Hill – Phase 2.


### HAVE YOUR SAY


Our consultation on the emerging masterplan is open until Friday 16 August 2024 at 5pm (extended from Friday 9 August 2024).


We encourage you to complete a feedback form, where you can also sign-up to receive updates during the planning process and beyond. If you do not have time today, you can complete the form on our website or return via post. Please ask a member of the project team for a stamped addressed envelope.

Your local knowledge, thoughts and suggestions are important to help guide the development of the masterplan to ensure we create a vibrant and welcoming community.

After the consultation period closes, we will analyse and discuss your comments and suggestions with the wider project team. These will be considered as we continue to work on the masterplan ahead of submission of the Outline Planning Application later this year.

 020 7446 6869  
(9.30am to 5.00pm, Monday to Friday)

 [moneyhill-phase2@stantec.com](mailto:moneyhill-phase2@stantec.com)

 Money Hill – Phase 2  
Community Engagement Team, c/o Stantec,  
7 Soho Square, London, W1D 3QB

**Thursday 18 July 2024**

Public exhibition and launch of consultation

**Wednesday 24 July 2024**

Online Public Webinar

**Friday 16 August 2024**

Consultation period closes at 5pm

**August – September 2024**

Review of feedback received and further development of the masterplan

**Autumn 2024**

Submission of an Outline Planning Application to North West Leicestershire District Council

**2025**

Determination expected by North West Leicestershire District Council on the Outline Planning Application

### What is an Outline Planning Application?

An Outline Planning Application seeks to establish whether the principles and nature of a proposed development would be acceptable to the Local Planning Authority before a fully detailed proposal is put forward. Subject to the Outline Planning Application being approved, applications will be made for 'Reserved Matters' where further detail is submitted for approval.

# Money Hill - Phase 2

**BLOOR HOMES**<sup>®</sup>

**Taylor  
Wimpey**