
Money Hill

Phase 2

Live Public Webinar and Q&A Session

24 July 2024

6.00pm – 7.00pm

Taylor
Wimpey

BLOOR HOMES[®]



Image of previous Taylor Wimpey development with attenuation basin.

Welcome



Presentation followed by Q&A.



Please let us know your questions.

(Bottom of screen for laptop/computer. Top of screen for a tablet/mobile).



We will not be using the chat function.



Webinar will be recorded and added to the project website.

Meet the team

Mark Wilson – Taylor Wimpey

Kathryn Ventham – Planning

Ben Rogers - Masterplanning

Jane Overton – Transport

Matthew Filer – Landscape

Samson Odigie – Drainage

Catherine Street – Community engagement

Noah Powers – Community engagement

You can contact the engagement team:



020 7446 6869

(from 9.30am to 5.00pm, Monday to Friday)



moneyhill-phase2@stantec.com

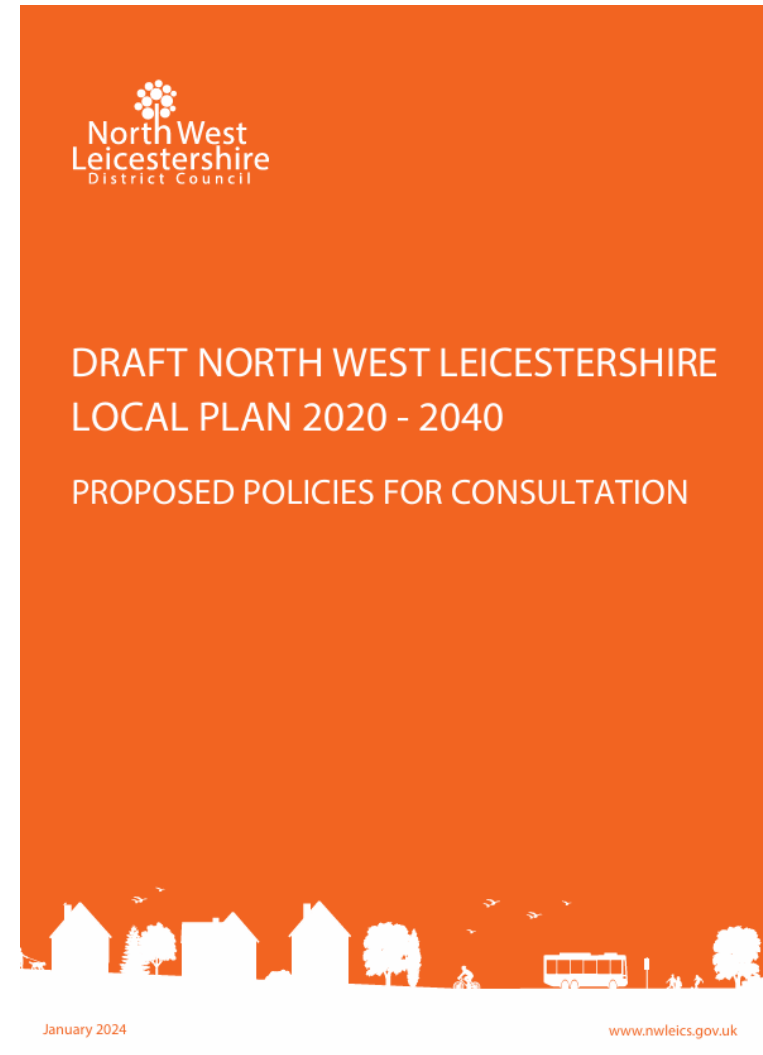


Scan the QR code or visit our website:

www.moneyhill-phase2.com

Planning Context

- **2017:** North West Leicestershire District Council (NWLDC) adopted its Local Plan allocating Money Hill as a location for sustainable housing growth
- **2018:** Money Hill supported in the Ashby de la Zouch Neighbourhood Plan as a sustainable growth allocation
- **Early 2024:** NWLDC commenced a review of its Local Plan, with the draft Local Plan allocating the Money Hill site for up to 1,200 homes.



Planning Context

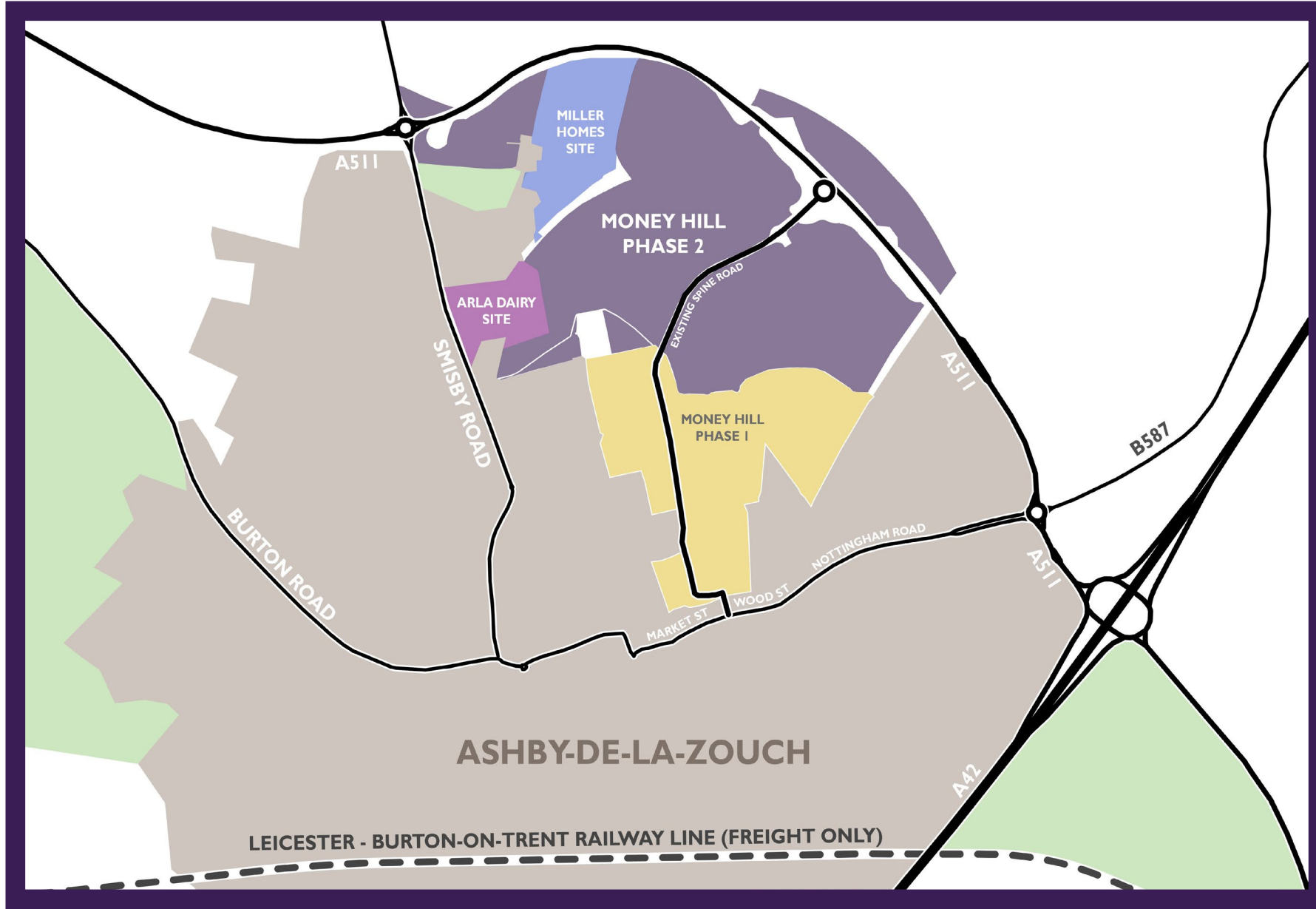
- **2022:** Money Hill – Phase 1 received Reserved Matters consent for 605 homes
- **2024:** Money Hill – Phase 1 construction works started on-site
- **2024:** We are currently preparing the technical baseline information with the intent to submit an **Outline Planning Application** for Money Hill – Phase 2 later this year.



Existing development and construction as part of Phase 1.

DRAFT SITE ALLOCATION	OUR EMERGING PROPOSALS
Up to 1,200 new homes	✓
Provision of 30% affordable housing ¹	✓
Areas of public open space	✓
Surface water drainage provision	✓
Land to accommodate a primary school	Leicestershire County Council would prefer that the primary school in Phase 1 is extended.
Around 16ha of employment land	Based on current market conditions, less employment space is proposed for Phase 2.

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



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

Our Principles



Sense of Place

Celebrate the local landscape and create a community that people can be proud of



Community

Foster inclusive environments that create a collective sense of responsibility



Green Network

Create a connected and diverse network of green spaces



Sustainability

Design a community that supports a healthy environment for the future



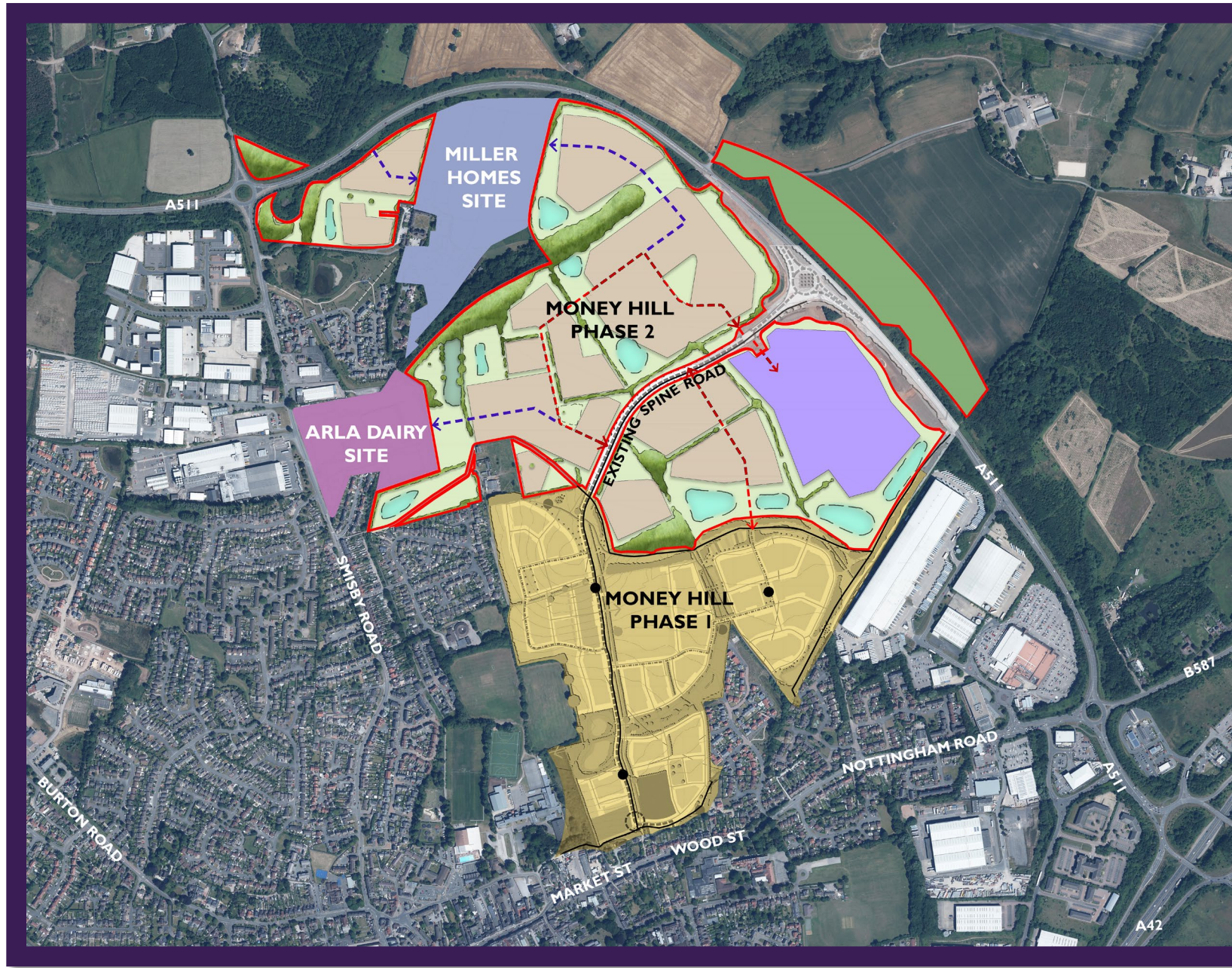
Health and Wellbeing





Support healthy and happy lives for people of all ages and abilities



Connectivity

Develop a sustainable transport network for easy travel around the local area



-  Phase 2 Site Boundary
-  Proposed Primary Route
-  Proposed Offsite Connections
-  Proposed Public Open Space
-  Retained and Enhanced Trees and Hedgerows
-  Additional Open Space inc. Potential Ecology Area
-  Proposed Attenuation Areas
-  Proposed Residential Areas
-  Proposed Commercial Area

Money Hill Phase 2



Masterplan Key Features



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

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**



Previous Bloor Homes and Taylor Wimpey schemes showing new homes, play spaces and landscape.

Employment Space

- Proposed employment space located adjacent the existing employment space and logistics units to the southeast of the site (A511/Resolution Road/Discovery Way)
- Around 8.4ha of proposed employment space on the site
- To address demand for small and mid-sized employment space in the local area, we are proposing a mix of employment space uses and sizes.



Employment space on-site could provide a mix of uses and sizes (indicative images).

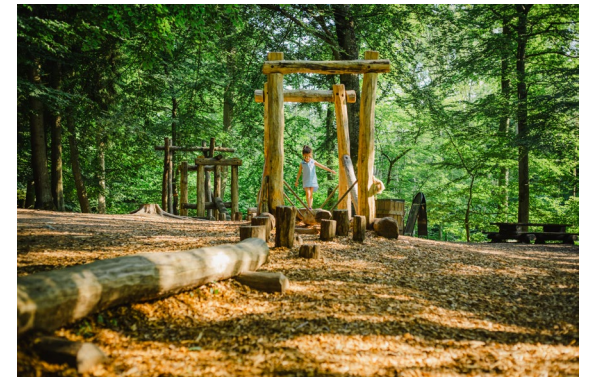
Landscape Vision

- Retain and enhance existing landscape as much as possible
- Provide connectivity to the immediate and local area
- Integrate green buffers and corridors throughout the site
- Create new 'blue' infrastructure networks including sustainable drainage systems.



Sustainability and Ecology

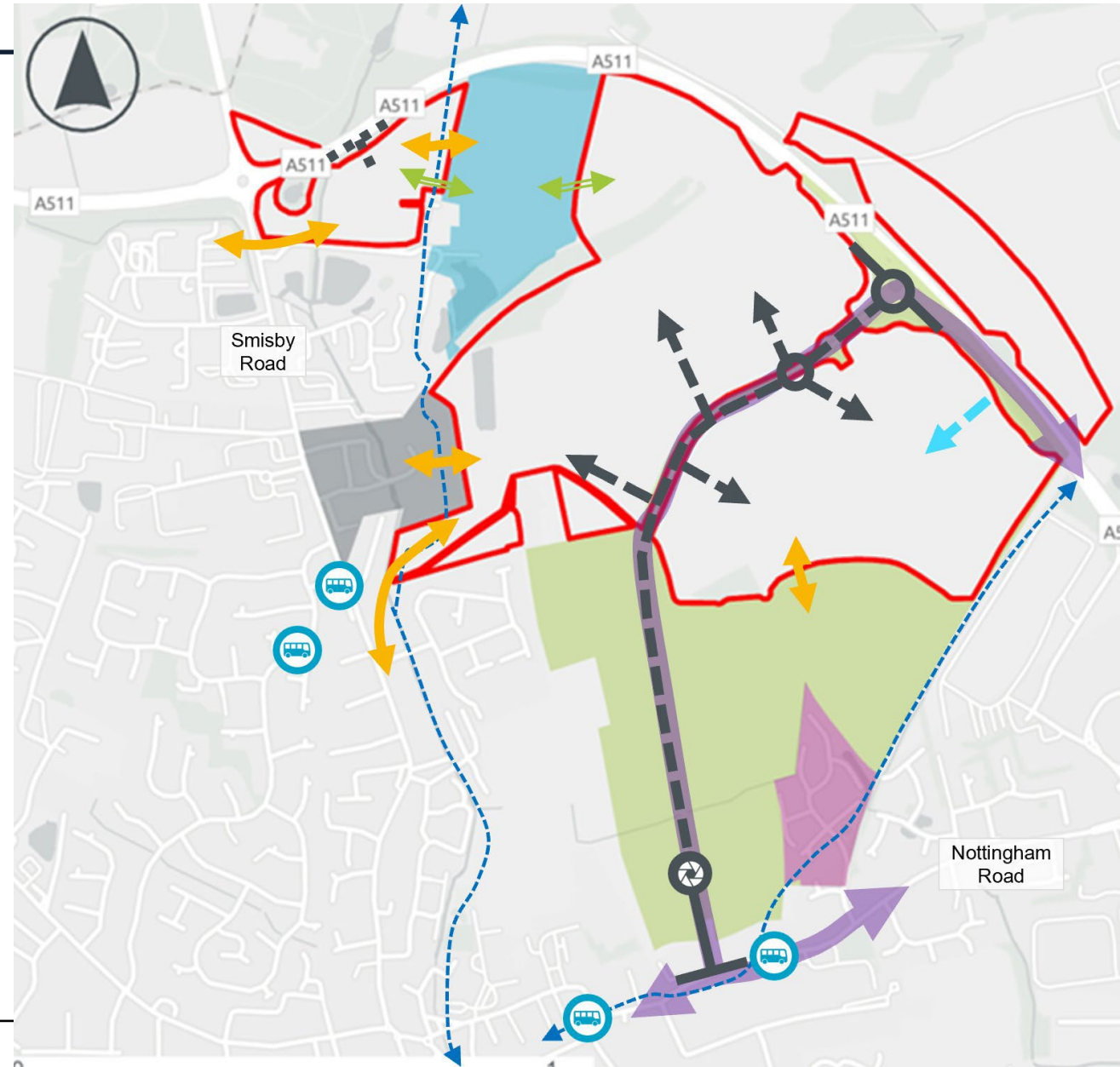
- Energy efficient homes and potential for sustainable energy generation on-site
- Improved accessibility of local network via active travel and public transport links
- Minimum of 10% Biodiversity Net Gain (BNG) achieved through enhancement and creation of new diverse and species-rich habitats.



Improving the accessibility of the local area and enhancing habitats are a key focus for Money Hill – Phase 2 (indicative images).

Transport and Access

- Site Boundary
- Land subject to separate application by Miller Homes
- Approved Development**
- Arla Dairy Site, Smisby Road
- Land adjoining Woodcock Way
- Land north of Nottingham Road (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.



Consultation to Date

- **6,000+ flyers** delivered to local addresses surrounding the site
- Digital and print adverts placed in **Ashby Nub News and the Ashby, Coalville and Swadlincote Times**
- **125 attendees** to public exhibition at Legion House on 18 July 2024
- **430+** unique website views
- Feedback deadline extended to **Friday 16 August 2024 at 5pm.**



Next Steps



Scan the QR code or visit our website to complete our feedback form:

www.moneyhill-phase2.com



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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

Dates are for guidance purposes only and may be subject to change.




Q&A

Money Hill Phase 2

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BLOOR HOMES



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Thank you

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