

# **PLYMSTOCK QUARRY S106 APPENDICES**

## **(Plan ref: 07/01094)**

### **Document 2**

### **Schedule 1**

### **APPENDIX 1(1)**

#### **Design Competition Mechanism**

1. The Local Centre will be subject to a 2 Stage 'Expression of Interest' Design Competition, with the initial stage process producing a short list, the second phase selecting a winner and a runner up, leading to a commission to produce supplementary Design Code information.
2. The scope of the competition shall include the areas identified on the attached plan and as such shall include the urban square and the central mix use building.
3. At the commencement of Stage 1 the Competition Brief (including Vision Statement) and timetable will be agreed between PCC and Persimmon in advance of the 1<sup>st</sup> housing completion.
4. The output of Stage 1 will produce a shortlist of candidates for Stage 2.
5. At the commencement of Stage 2 the Competition Brief (including Vision Statement) will be refined and modified as necessary and will be agreed between PCC and Persimmon.
6. The output of Stage 2 will select a winner and a runner up scheme.
7. The winning scheme design will be developed in line with RIBA Stages A – D for massing and layout and once approved will become supplementary mandatory items to the approved Design Code. The scheme will need to be brought forward in line with the outline planning consent and must be completed in advance of the first Reserved Matters Application which overlooks the urban square.
8. The winning applicants will be awarded an executive design position to comment and advise on the relevant Reserved Matters Applications if not retained for such applications.
9. A judging panel for Stage 2 and a Competition Steering Group for both stages will be established. The panel will consist of 5 people (2 from PCC and 2 from Persimmon (including a Design Consultant) and an Independent Specialist Advisor who will chair the panel).
10. The panel will select the short list of schemes at Stage 1, the winner and runner up at Stage 2 and approve the final scheme. Each panel member will have a vote other than the chair and decision making will be majority.

11. In the event of a tied vote, the Committee will make recommendations to the competitors to enable a further submission to be made in accordance with the Committee recommendations. Such recommendations cannot direct a requirement of greater design standards than detailed in the Design Code.

This re-submission stage must be completed within 1 month to enable a winning scheme to be selected.

12. In the event that a tied vote is still reached, the Chair Person shall exercise a casting vote having regard to the Committee concerns and to ensure that such a scheme does not require design standards greater than established as the minimum standards in the Design Code.
13. The Steering Group will consist of 2 people (50% PHL/PCC) from the panel. They will be responsible for marketing, communications, administration, programming and budgeting.
14. Persimmon will make a financial contribution of £30,000 to cover the administration costs of the overall competition process, the honorarium to each Stage 2 competitor and the winner's fee for the successful Executive Designer arising from the competition.