



Hinckley & Bosworth Borough Council

FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

PLANNING COMMITTEE

23 April 2019

WARDS AFFECTED: All Wards

Major Projects Update

Report of the Interim Head of Planning and Development

1. PURPOSE OF REPORT

- 1.1 The purpose of this Report is to provide an update to Planning Committee on a number of major schemes in the Borough that are currently being proposed or implemented.

2. RECOMMENDATION

- 2.1 That Planning Committee notes the content of this report.

3. BACKGROUND TO THE REPORT

- 3.1 This report provides an update of progress with regard to the delivery of major development projects. The following sections provide the latest update:

Strategic Planned Housing Sites

Barwell Sustainable Urban Extension (SUE)

- 3.2 The Barwell SUE is allocated in the adopted Earl Shilton and Barwell Area Action Plan (AAP) for the development of 2,500 new homes and a minimum of 6.2ha of employment land plus open space, a new primary school, shops and leisure facilities. A resolution to grant permission was made in 2013. The Section 106 to accompany the permission has been agreed and is being circulated around the parties for signature after which planning permission will be issued by the Council. Held a meeting with landowners and there are still 3 land owners left to sign the agreement.

Earl Shilton Sustainable Urban Extension (SUE)

- 3.3 The Earl Shilton SUE is allocated in the adopted Earl Shilton and Barwell Area Action Plan (AAP) for the development of 1,600 new homes and a minimum of 4.5ha of employment land.
- 3.4 The developer has, for some considerable time, advised the Council that they have prepared all necessary documents to allow a planning application to be submitted. They have advised that the application will not be submitted until they have agreed the S106 package, because they claim there are concerns about viability.
- 3.5 In order to seek to demonstrate to the Council that the SUE can not afford to deliver policy compliant affordable housing on the site, the developer submitted a viability appraisal. The Consortium and HBBC worked with viability consultants to re-test the site's viability with the full infrastructure package proposed. The developer then put forward a proposal but it is the Council's view that the offer is unacceptable as it does not deliver the community benefits that the SUE set out to deliver nor does it deliver sufficient affordable housing numbers across the scheme as a whole. The consortium have been in dialogue with the council and are considering their previous offer.

Land West of Hinckley

- 3.6 The development site covers an area of 44.04 hectares. The site is allocated in the Site Allocations and Development Management Policies DPD for 850 dwellings, including 20% affordable housing, a local shop, a primary school, pedestrian access links across Normandy Way and appropriate provision of play and open space.
- 3.7 The first phase, Reserved Matters application for 260 dwellings was been approved in November 2018. Additionally a temporary construction access was approved in March 2018 to allow the development to progress whilst the highway infrastructure is constructed. Prior to the commencement of development a number of pre-commencement conditions need to be discharged for the outline planning application.

Other sites

- 3.8 The following residential sites are being developed.

Site	Units	Status
Westfield Farm, Earl Shilton Avant Homes	328	Reserved matters approved and off site highways works have commenced. The developer has confirmed works on site are due to start on site end of April/beginning of May.
Land at Station Road Bagworth (Dunlop Ltd)	61	Under Construction
Land surrounding Sketchley House, Watling Street Burbage David Wilson Homes	123	Under Construction

Land off Hinckley Road Stoke Golding Morris Homes	83	Completed
Lutterworth Road Burbage Redrow Homes	72	Under Construction

Other Strategic Planning and Economic Development Sites

Major industrial sites

3.9 Land East of Hinckley Island Hotel, Watling Street, Burbage, LE10 3JA

Hinckley Park, located adjacent to Junction 1 of the M69 in Hinckley, is a new strategically located business park being delivered by IM Properties Plc. Unit 1 comprises a 29,563 sqm building to be occupied by DPD. When opened in 2020 it will be the largest automated parcel depot in Europe. The site will also be home to Hinckley '532', a 49,470 sqm speculatively built industrial/logistics facility. Planning permission was granted in June 2018 and development has started on site having discharged all pre commencement conditions.

- 3.10 The above application also granted outline consent for up to 42,000 sq m of Use Class B1c, B2 and B8 floorspace. This will be provided across a range of buildings and will be subject to subsequent Reserved Matters application.

Horiba MIRA

- 3.11 MIRA provides vehicle manufacturers and major supply chain companies the opportunity for automotive research and development. The Technology Park houses an automotive technology cluster with over 35 major companies on site. There are research and development facilities including three new buildings with an automotive proving ground and 38 major testing laboratories.
- 3.12 Completed in 2018 the MIRA Technology Institute (MTI) is a 2,276 sq m centre for specialist skills and qualifications in the automotive sector. It is a partnership led by North Warwickshire and South Leicestershire College, Coventry University, Loughborough University and the University of Leicester.
- 3.13 More recently an application for the construction of an autonomous vehicle (CAV) was granted planning permission in September 2018. Site clearance work has been undertaken and further archaeological work has begun. The developer intend to commence works on site by July 2019 and expects it to finish by June 2020.

Interlink South (Formerly MIDAS 22), Nailstone Colliery.

- 3.14 Redevelopment of the former colliery site to include storage and distribution uses (Class B8), small business units (Class B1 (C), B2 and B8), a country park, landscaping open space and the formation of a new access to create 93,109 sq m of B8 and 929 sq m of SME accommodation. Outline planning permission was granted in 2006 with the approval of Reserved Matters in 2015. Work his continuing on site.

Neovia Logistics Services, Peckleton Lane, Desford

Storage and distribution warehouse building, unloading/loading bays, office unit, car parking, circulation, revised access, associated hard standing areas, landscaping, diversion of bridleway R119 and ancillary works to create 111,495 sq m in total with Phase 1a of 62,350 sq m of B8 space. Phase 1b of 810 sq m ancillary office space and Phase 2 of 49,145sqm of B8 space. The application has a resolution to grant planning permission however the S106 agreement remains unsigned.

Town Centre Regeneration

- 3.15 The Council set out its high level ambition for the town centres in the Town Centre Vision document in October 2015. Work continues on bringing forward sites through discussions and meetings with various interested parties. An updated Investor Prospectus has also been prepared this autumn to further promote the opportunities in the Borough.
- 3.16 At Stockwell Head, the retailer Aldi has started on site and the premises are scheduled to open later in the year.
- 3.17 Lidl have acquired the former HJ Hall factory site at Coventry Road for construction of a foodstore and the existing building has been demolished. Work has also commenced here and scheduled to open later in the year.

LEADER

- 3.19 The England's Rural Heart LEADER Programme 2015-2019 (European Union initiative for rural development) covers rural areas within the boroughs of North Warwickshire and Hinckley & Bosworth. Grants are available for small and medium sized enterprises, farming, forestry, tourism, culture and heritage and community initiatives. Its overall purpose is to benefit rural businesses and communities by stimulating economic growth, developing those businesses and creating new jobs in rural areas.

4. EXEMPTIONS IN ACCORDANCE WITH THE ACCESS TO INFORMATION PROCEDURE RULES

- 4.1 This report will be taken in open session.

5. FINANCIAL IMPLICATIONS [CS]

Strategic Planned Housing Sites

- 5.1 Barwell SUE – Upon granting of planning permission reserved matters applications are expected for each phase, however the full fees for these applications and the dates of submission are not yet known.
- 5.2 Earl Shilton – this development is still being negotiated and therefore planning fees and S106 contributions have not yet been ascertained
- 5.3 Hinckley West – further reserved matters applications for future phases are expected in the future, however the full fees and dates these will be received are not yet known.

Other

- 5.4 Staff time on Planning and Regeneration updates are met from existing budgets.
- 5.5 LEADER project funding is applied for directly by enterprises concerned to North Warwickshire Borough Council, so does not go through the Council financial procedures. Any future funding or expenditure relating to Hinckley & Bosworth Borough Council will require approval in accordance with finance procedure rules.

6. LEGAL IMPLICATIONS MR

- 6.1 None

7. CORPORATE PLAN IMPLICATIONS

- 7.1 This Report provides an update on projects that will contribute to the following strategic aims of the Council:
- Creating clean attractive places to live and work
 - Encouraging growth, attracting business, improving skills and supporting regeneration

8. CONSULTATION

- 8.1 None directly required in relation to this update. Statutory consultation processes on schemes form part of the development management and local plan making processes.

9. RISK IMPLICATIONS

- 9.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 9.2 It is not possible to eliminate or manage all risks all of the time and risks will remain which have not been identified. However, it is the officer's opinion based on the information available, that the significant risks associated with this decision / project have been identified, assessed and that controls are in place to manage them effectively.
- 9.3 The following significant risks associated with this report / decisions were identified from this assessment:

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
Failure to provide a five year land supply. This leads to speculative unplanned housing developments plus additional costs incurred due to planning appeal process.	Proactive work to bring forward site allocations and maintain five year land supply	KR
Non delivery of Sustainable Urban Extensions	Close working with developers and regular progress reviews.	NS

10. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

10.1 This Report provides an update on a number of schemes, several of which are the subject of separate reporting mechanisms within which equality and rural implications are considered.

11. CORPORATE IMPLICATIONS

11.1 By submitting this report, the report author has taken the following into account:

- Community Safety implications
- Environmental implications
- ICT implications
- Asset Management implications
- Procurement implications
- Human Resources implications
- Planning implications
- Data Protection implications
- Voluntary Sector

Background papers: None

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