



Hinckley & Bosworth
Borough Council

A Borough to be proud of

FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

PLANNING COMMITTEE

28 FEBRUARY 2017

WARDS AFFECTED: All Wards

Major Projects Update

Report of Director (Environment & Planning)

1. PURPOSE OF REPORT

- 1.1 The purpose of this Report is to provide an update to Planning Committee on a number of current projects and 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

- 3.2 Barwell Sustainable Urban Extension (SUE)
The Barwell SUE is allocated in the adopted Earl Shilton and Barwell Area Action Plan (AAP) for the development of 2500 new homes and a minimum of 6.2ha of employment land. The draft Section 106 document is currently with the stakeholders (land owners and consortium members), for their approval. It will then be submitted to the Council to review the document in its entirety to make sure it follows the various amendments agreed since the original resolution and to ensure events have not changed that make any provisions out of date. The final sign off is scheduled for the spring of 2017.
- 3.3 Earl Shilton Sustainable Urban Extension (SUE)
The Earl Shilton SUE is allocated in the adopted Earl Shilton and Barwell Area Action Plan (AAP) for the development of 1600 new homes and a minimum of 4.5ha of employment land.

- 3.4 The developer consortium is working with their consultant and the Council to commence pre-application discussions with a view to submission to the borough council mid 2017. In the meantime a viability appraisal submitted by the developers is being independently assessed by the Council. This will be used to inform the S106 infrastructure package. Officers are meeting regularly with members of the consortium to encourage progress at the earliest opportunity.

Land West of Hinckley

- 3.5 The development site covers an area of 44.04 hectares and is currently agricultural land. 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.
- 3.6 An outline planning application for the development of 850 homes including 20% affordable housing, 500m² of retail units, a primary school, community facilities including sport pitches, parkland, children's play areas, allotments, sustainable urban drainage systems, a new access from Normandy Way and associated infrastructure. on the site was submitted to the Council on 27 February 2015.
- 3.7 A full application for an element of the allocated site, phases 1 and 2 has been submitted. This application is for 260 dwellings, formal and informal public open space, a new access from Normandy Way and associated infrastructure including a sustainable urban drainage system. Both this and the outline applications were approved by Planning Committee 16th August 2016 subject to conditions and the completion of a Section 106. The final decision on the terms of the S106 agreement has been delegated to a group of six members. Work is ongoing with the Section 106 negotiations and a decision is due to be made in March 2017.

Other Strategic Planning and Economic Development updates

Town centre regeneration

- 3.8 The Council set out its high level ambition for our 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. The sites include the Trinity Lane former leisure centre site, Stockwell Head and Castle Street former Coop site. Appropriate updates will be brought to members as matters move forward.

LEADER

- 3.9 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. Its overall purpose is to benefit rural businesses and communities by stimulating economic growth, developing those businesses and creating new jobs in rural areas.
- 3.10 The Programme is being administered by a team at North Warwickshire Borough Council in liaison with the borough council.
- 3.11 Of the seven applications for funding received, six have been contracted. After the latest open call there have been four full applications approved at a decision meeting on 25 January 2017 with three deferred as they require more information. At this

further meeting four outline applications were endorsed to go to full applications two of which are from the Hinckley and Bosworth area. In terms of overall grant amounts:

6 contracted projects: £92,472 of which Hinckley and Bosworth has 2 projects £36,000

4 approved projects (awaiting contracts): £50,305.35 of which Hinckley and Bosworth has 2 projects £34,000

Total: £142,777 (Hinckley and Bosworth = £70,000 North Warwickshire= £72,771

- 3.12 The next call for applications will open on 13 March 2017 and will include Tourism and Culture and Heritage for the first time plus Farming Productivity, Small and Micro Enterprises and Forestry Productivity. The programme team is working with Warwickshire CC and Leicestershire CC on joint publicity for the range of different grants offered across the two LEADER areas, and further strengthening the referencing between organisations. A new promotional leaflet has been designed by the Hinckley and Bosworth Borough Council communications team

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

- 4.1 This report will be taken in open session.

5. FINANCIAL IMPLICATIONS IB

Strategic Planned Housing Sites

- 5.1 In relation to Barwell SUE it is anticipated that monies will be received from S106 contributions. As this is still in the negation phase the contribution sum has not been agreed.
- 5.2 The Earl Shilton SUE (paragraph 3.3 & 3.4) planning application will require officers' time to review. This cost will be met from existing budgets. The planning fees are still to be ascertained.
- 5.3 Negotiations are taking place in relation to S106 contributions for the Land West of Hinckley (Paragraph 3.5).

LEADER

- 5.4 As this is a European initiative the funding is either provided at 100% or requires matched funding from the applicants so there are no direct financial implications for the Council.

6. LEGAL IMPLICATIONS MR

- 6.1 Set out in the body of the report.

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 a Vibrant Place to Live

- Empowering Communities

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
None identified		

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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