



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

## FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

PLANNING COMMITTEE

20 June 2017

WARDS AFFECTED: All Wards

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### Major Projects Update

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#### Report of 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

- 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 2,500 new homes and a minimum of 6.2ha of employment land plus open space, a new primary school, shops and leisure facilities. The draft Section 106 document has been broadly agreed subject to several minor outstanding points that is awaiting the developer's response. Most of these discussions are now complete and once the final details are agreed, detailed designs will be drawn up for the first phases. The final sign off is scheduled for the summer 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 1,600 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. The Council has had the developer's viability appraisal independently assessed, which will inform the eventual S106 package. The council is waiting for the developer consortium to consider the independent assessment. Officers are in regular contact with the developers to seek to make sure that progress is made at the earliest opportunity.

#### Land West of Hinckley

- 3.5 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.
- 3.6 An outline planning application for the development of 850 homes including 20% affordable housing, 500m<sup>2</sup> 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 16<sup>th</sup> 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 at an advanced stage with concluding the Section 106 negotiations and a decision is due to be made in summer 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 site of the former Leisure centre site at Trinity Lane is being marketed with interested parties being asked to submit their proposals by July this year. The Council is looking for a landmark development at this important gateway to the town. Other sites include, Stockwell Head where there is developer interest in part of the site and early discussions with development management are taking place. At Castle Street the former Coop site is generating interest from developers and occupiers too. 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. 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.

3.10 The last call for applications included Tourism and Culture and Heritage for the first time plus Farming Productivity, Small and Micro Enterprises and Forestry Productivity. During this call for applications fourteen outline stage projects were submitted. At the Local Action Group decision meeting on 23rd May eleven of the projects were approved to submit a full application and five of these were from Hinckley and Bosworth. The decision meeting also considered three full applications and all of these were approved with two from Hinckley and Bosworth.

3.11 The next call for applications will open on 3rd July 2017.

#### 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 Negotiations are taking place in relation to S106 contributions for the Land West of Hinckley (Paragraph 3.5).

##### Other

5.2 Staff time on Planning and Regeneration updates are met from existing budgets.

5.3 LEADER project funding is applied for directly by enterprises concerned, so do not go through the Council financial procedures.

#### 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 Extension	Close working with developers and regular progress reviews.	NT

## 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

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Background papers: None  
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