



Hinckley & Bosworth Borough Council

FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

PLANNING COMMITTEE 7 January 2020

WARDS AFFECTED: All Wards

Major Projects Update

Report of the Planning Manager, Development Management Planning Manager, Regeneration

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 was agreed by all parties in January 2019 and has been circulated around the landowners and promoters for signature.
- 3.3 All Landowners have now signed the agreement as have the land promoters. The last two signatures required are Leicestershire County Council (LCC) and Hinckley

and Bosworth Borough Council (HBBC). On the signing of the agreement the outline planning permission can be issued.

- 3.4 Following the last signature of landowners in November Officers asked LCC to sign the agreement. Despite having previously agreed the S016 and agreed the manuscript changes in January 2019 they have now informed the Council that they consider the figures to be “out of date” and wish to renegotiate the S106 contributions and will not sign the agreement until these changes have been made.
 - 3.5 A report was taken to LCC Cabinet on the 16th December regarding this matter the resolution of which is that they required the S106 to be renegotiated as it is out of date.
 - 3.6 It is highly unusual for such an intervention from a County Council at such a late stage in the process when they had previously agreed the S106.
 - 3.7 HBBC has yet to receive any formal notification from LCC in relation to the planning application that the contributions needs to be revised. No details has been provided as to exactly what contributions need revising nor has any justification for these changes been provided, which is necessary to ensure that the contributions are CIL compliant.
 - 3.8 A possible renegotiation of the S106 and the delay to the delivery timetable will have a significant risk to the delivery of the Barwell SUE, the Council’s 5 Year Housing Supply and meeting the Housing Delivery Test.
- Earl Shilton Sustainable Urban Extension (SUE)
- 3.9 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.
 - 3.10 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.
 - 3.11 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.
 - 3.12 The consortium have been in dialogue with the council and have revised the previous offer to state that they can now deliver the full infrastructure package but with a reduced affordable housing offer. Officers have invited the consortium to submit an application however to date, neither a timetable nor a Planning Performance Agreement (PPA) has been signed and therefore we do not have a date as to when a planning application will be submitted.

Land West of Hinckley

- 3.13 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.
- 3.14 The first phase, Reserved Matters application for 260 dwellings was approved in November 2018. Additionally a temporary construction access had been approved in March 2018 to allow the development to progress whilst the highway infrastructure is constructed.
- 3.15 There has been no start on site as there are on going negotiations between landowners. Officers are in contact with Bloor Homes, the house builder, for the site who expect work to commence in 2020

Other sites

- 3.16 The following residential sites are being developed.

Site	Units	Status
Westfield Farm, Earl Shilton Avant Homes	328	Under Construction
Land at Station Road Bagworth (Dunlop Ltd)	61	Under Construction
Lutterworth Road Burbage Redrow Homes	72	Under Construction
Land surrounding Sketchley House, Watling Street, Burbage	123	Under Construction
Land Adjacent Primary School, Main Street, Stanton Under Bardon	25	Under Construction
Land South of Crimson Way, Burbage	30	Under Construction
12 Birch Close, Earl Shilton	16	Under Construction
Marune, 76 Heath Lane, Earl Shilton	23	Under Construction
Former Highway Land, Groby	30	Under Construction
20 Shaw Lane, Markfield	13	Under Construction

Other Strategic Planning and Economic Development Sites

Major Industrial Sites

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

- 3.17 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. Units 1 and 2 are almost complete and occupiers will start move in during Spring 2020.

- 3.18 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

- 3.19 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.
- 3.20 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.
- 3.21 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. Work has commenced on site and is due to finish in Summer / Autumn 2020

Interlink South (Formerly MIDAS 22), Nailstone Colliery.

- 3.22 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 is continuing on site.

Neovia Logistics Services, Peckleton Lane, Desford

- 3.23 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

- 3.24 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.

- 3.25 At Stockwell Head, the retailer Aldi has completed its new store scheduled which opened in Autumn 2019
- 3.26 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 been completed on site and the new store opened in Autumn 2019.

LEADER

- 3.27 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.
- 3.28 The call for projects has now closed as the programme is on target to spend its' allocation. The programme has commissioned £1,316,577.55 worth of projects of which the spend for projects in the Borough is likely to be in the order of £663,663.31. A programme evaluation is currently underway.

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

- 4.1 This report will be taken in open session.

5. CORPORATE PLAN IMPLICATIONS

- 5.1 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

6. CONSULTATION

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

7. RISK IMPLICATIONS

- 7.1 It is the Council's policy to proactively identify and manage significant risks which may prevent delivery of business objectives.
- 7.2 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.

- 7.3 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

8. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

- 8.1 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.

9. CORPORATE IMPLICATIONS

- 9.1 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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