



Hinckley & Bosworth Borough Council

Forward timetable of consultation and decision making

PLANNING COMMITTEE 12 January 2021

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 major schemes in the Borough that are currently being proposed or implemented.

2. Recommendation

2.1 That Planning Committee note 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.

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- 3.4 In January 2020 LCC informed the Council that they consider the figures to be “out of date” and wish to renegotiate the S106 contributions in relation to highways and education. LCC will not sign the agreement until these changes have been made.
- 3.5 During 2020 the highway modelling for the SUE has been rerun using the most up to date information. The modelling team are due to report their findings by the 16th December. This will then be reviewed by the applicant who will report back to LCC and the Council on the necessary mitigation measures.
- 3.6 Alongside this the Council are reviewing the impacts on other parts of the Environmental Impact Assessment as a result of the new highway modelling to identify which other elements require updating. It is hoped that the application will be ready to be report to Committee in April 2021. The Council has also drafted a Planning Performance Agreement (PPA) which sets out a clear timetable going forward. This has not yet been agreed by the Applicant.
- 3.7 The continuing delays with the application and long lead in times for developing the site continue to delay the delivery timetable and 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)

- 3.8 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.
- 3.9 The Consortium has, for some considerable time, advised the Council that they have prepared all necessary documents to allow a planning application to be submitted.
- 3.10 The Consortium are now also doing fresh highway modelling work in preparation for submitting a planning application. The most up to date information is that an application will be submitted in April 2021.

Land West of Hinckley

- 3.11 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.
- 3.12 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.

3.13 Bloor Homes are now on site and the highways works are being undertaken. Completions will be expected within the next year.

Other sites

3.14 The following residential sites are being developed.

Site	Units	Status
Westfield Farm, Earl Shilton Avant Homes	350	Under Construction
Land Adjacent 121 Station Road, Bagworth	12	Under Construction
Lutterworth Road Burbage Redrow Homes	72	Under Construction
29 Moore Road, Barwell Modha Properties	14	Under construction
Former Island House, Arthur Street, Barwell	15	Under construction
Land South of Amber Way, Burbage Permission	40	Under construction
Former Council Depot, Middlefield Lane, Hinckley Countryside Properties	54	Under construction
Land off Paddock Way, Hinckley	55	Under construction
79 – 81 Upper Bond Street, Hinckley	19	Under construction
Transco NTS, Coventry Road, Hinckley McCarthy and Stone	47	Under construction
20 Shaw Lane, Markfield	13	Under construction
Hornsey Rise Memorial Home, Bosworth Road, Wellsborough Springbourne Homes	19	Under construction
Former Highway Land, Leicester Road, Groby Countryside Properties	30	Under construction

Other Strategic Planning and Economic Development Sites

Major Industrial Sites

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

- 3.15 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. This is the largest automated parcel depot in Europe. The building is complete and is now in the testing phase prior to full occupation in the new year. The site will also be home to Hinckley '532', a 49,470 sqm which will be occupied by Amazon who look to occupy the building in Spring 2021.
- 3.16 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

- 3.17 MIRA provides an automotive technology park for businesses engaged in research and development within the transport sector. This is for both vehicle manufacturers and major supply chain companies. The site is a comprehensive proving ground with over 100km of proving ground test track facilities and 38 major laboratory facilities, including impact simulation, noise and vibration, vehicle and component environmental facilities, along with a full scale aerodynamic wind tunnel and Advanced Emissions Test Centre. The campus has over a quarter of a million square feet of leased space including 63 workshops and 16 office suites. The Technology Park houses over 30 major companies employing over 1000 people.
- 3.18 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.
- 3.19 Planning permission has been granted for a connected and Autonomous Vehicle testing track (TIC-IT) and a multi-storey car park test facility (Park-IT) within the last year. These schemes are both under construction and should be delivered by the end of the financial year.

Interlink South (Formerly MIDAS 22), Nailstone Colliery.

- 3.20 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. The Employment area within the site was sold to ALDI in 2020 and planning permission has been granted for one B8 unit of 120,926 sq m. The

access has been created and earth works have been undertaken. The Country Park is nearing completion with some parts now open to the public.

Neovia Logistics Services, Peckleton Lane, Desford

- 3.21 The development is for a 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.
- 3.22 A revised application for a mixed use development 84,509 of B2 and B8 uses has been submitted and will be reported to committee in February 2021.

Town Centre Regeneration

- 3.23 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. The Investor Prospectus is regularly updated to further promote the opportunities in the Borough.
- 3.24 The successful application for Heritage Action Zone Funding for a £1.8m programme between 2020 - 2024 will deliver enhancements including a shop front improvement scheme, a community engagement programme, a cultural programme and public realm works.

Other sites

- 3.25 A site of approximately 7.5 hectares of land south of Station Road Market Bosworth is allocated for a mixed use development in the Council's Site Allocations and Development Management Policies DPD (2016) (MKBOS02). The Market Bosworth Neighbourhood Development Plan (NDP) (2015) includes the site as its main housing allocation giving specific reference to the mixed use allocation and the NDP's aspirations. As there are a multiplicity of ownerships there has been difficulty in the site coming forward. Consultants were appointed to create an overall masterplan and development strategy for the site and after informal consultation the document has just finished its' formal consultation. The masterplan will now be adopted and used as to secure a developer to ensure this key development site in the borough is brought forward for development.

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.

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. Climate implications

9.1 All planning applications are determined in accordance with the most up to date guidance in relation to climate change mitigation measures.

10. Corporate implications

10.1 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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