



WARDS AFFECTED: ALL WARDS

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 In order to keep Members informed of progress with regard to the delivery of major development projects, it has been agreed with the Executive Member for Planning that regular reports will be brought to Planning Committee. 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 2500 new homes and a minimum of 6.2ha of employment land.
- 3.3 Details of the scheme and an update on negotiations relating to a s106 agreement were approved at Planning Committee on 3 March 2015 following an earlier resolution to grant outline planning permission subject to s106 agreement on 23 April 2013. The Chief Planning and Development Officer has been granted delegated powers to finalise all matters associated with the completion of the s106 agreement and the range, scope and drafting of all planning conditions and issue outline planning permission. The s106 agreement is nearing completion and it is expected that planning permission will be issued later this year.

Earl Shilton Sustainable Urban Extension (SUE)

- 3.4 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.
- 3.5 The Development Consortium has prepared an outline planning application for the whole site and has recently informed the council that the application will be submitted before Christmas 2015.

Land West of Hinckley

- 3.6 Land West of Hinckley is identified in the emerging Site Allocations and Development Management Policies DPD for the development of 850 new homes.

- 3.7 An outline planning application for the development of 850 homes on the site was submitted to the Council on 27 February 2015, this was followed by a full planning application for the development of 243 dwellings (phases 1 and 2) and associated infrastructure on 20 May 2015.
- 3.8 Good progress is being made with the assessment of this application, including negotiations on a draft S106 agreement. It is anticipated that the applications will be reported to Planning Committee later this year.

Hinckley Town Centre Regeneration and Employment schemes

The Crescent

- 3.9 The £60m Crescent scheme is showing significant progress. The new shopping and leisure scheme is due to open in November 2015, with Sainsbury's stating that they are targeting to open on 4 November.
- 3.10 Key outcomes include:
- The delivery of over 344 construction training weeks to be delivered on site
 - Leicestershire Cares clients being introduced to the site and three people obtaining full time employment
 - A Job Club, whereby individuals obtain support in seeking jobs at Sainsbury's
 - 20 – 30 job opportunities at Cineworld
 - 180 job opportunities at Sainsbury's

Leisure Centre

- 3.11 The construction of the new Leisure Centre scheme at Argents Mead is well underway:
- The project remains within agreed budget
 - A 'Topping Out' ceremony was held in late July, which celebrated the roof structure being completed
 - The construction programme is on schedule
 - A Spring 2016 opening is programmed.

MIRA

- 3.12 The MIRA Technology Park Enterprise Zone is developing well and will secure £300m investment along with 2,500 direct jobs and 2,500 indirect jobs. The Government announced recently the intention to extend the Enterprise Zone by 250,000 square feet. As part of the delivery of the scheme Hinckley and Bosworth Borough Council was awarded £13,995m in 2013/14 and £3.146m in 2014/15 through the Regional Growth Fund for works to the A5 and MIRA.
- 3.13 The £10m MIRA Training Centre is due to open in 2016. Regional Growth Funding (RGF) has enabled A5 upgrade works and the provision of sustainable transport in the form of cycles and buses linking MIRA to Hinckley, Nuneaton and Atherstone. The launch of the MIRA bus service took place in July 2015.

Other Strategic Planning and Economic Development updates

Site Allocations and Development Management Policies Development Plan Document (DPD)

- 3.14 This DPD has been prepared to form part of the Borough's Local Plan 2006 to 2026 and was submitted to the Secretary of State in March 2015. Examination hearing sessions, covering six matters, will be taking place as follows:
- Tuesday 29 September
Matter One: 'Legal Compliance'
Matter Two: 'Conformity with the adopted Core Strategy and National Planning Policy'
 - Wednesday 30 September
Matter 3: 'Housing Need and Housing Land Availability'
 - Thursday 1 October
Matter 4: 'Residential Site Allocations'
 - Wednesday 7 October
Matter 5 'Other Site Allocations and Settlement Boundaries'
Matter 6 'Development Management Policies and Monitoring Framework'
- 3.15 The hearings are currently scheduled to take place in the De Montfort Suite at the Borough Council Offices. Further details on the Examination in Public can be found on the Planning pages on the Borough Council Website.

Market Bosworth Neighbourhood Development Plan (NDP)

- 3.16 The Market Bosworth Neighbourhood Development Plan (NDP) was the subject of referendum on 3 September 2015. A majority yes vote was received in favour of the Plan.

LEADER

- 3.17 A successful LEADER bid was submitted in partnership with North Warwickshire Borough Council and has received £1.4 million for rural projects across the two boroughs. The programme is being administered by North Warwickshire Borough Council in liaison with HBBC Officers. Calls for bids for projects to be funded through the programme will commence this autumn.
- 3.18 LEADER (2015-2020), which is funded through the EU Rural Development Programme, is business focused and includes:
- Support for micro and small enterprises and farm diversification (40% of allocation)
 - Support for increasing farm productivity (15% of allocation)
 - Support for rural tourism (20% of allocation)
 - Support for increasing forestry productivity (5% of allocation)
 - Provision of rural services (10% of allocation)
 - Support for cultural and heritage activity (10% of allocation)

4. FINANCIAL IMPLICATIONS [TF]

Strategic Planned Housing Sites

- 4.1 Currently there is a budgeted commitment of £27,000 relating to the Barwell Sustainable Urban Extension (SUE) (paragraph 3.2 & 3.3)
- 4.2 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.
- 4.3 The Earl Shilton SUE (paragraph 3.4 & 3.5) planning application will require officers' time to review. This cost will be met from existing budgets. The planning fees are still to be ascertained.
- 4.4 Negotiations are taking place in relation to S106 contributions for the Land West of Hinckley (Paragraph 3.8).

Hinckley Town Centre Regeneration and Employment schemes

- 4.5 The Cresnet Development (paragraph 3.9), is due to open soon which will provide extra funding to the council in the form of business rates. The council element of the development includes the cinema and restaurants. The capital cost of £4.5 million is included in the councils capital programme.
- 4.6 The gross cost of the new leisure facility is estimated to be £15.2 million. This has budgeted for in the current capital programme.
- 4.7 The MIRA Technology Park Enterprise Zone project (Paragraph 3.12 & 3.13) is fully funded from the Regional Growth Fund.
- 4.8 There is currently a budget of £3,350 for Market Bosworth Neighbourhood Development Plan (NDP) (Paragraph 3.16). This cost will therefore be met from existing budgets.
- 4.9 The leader project is hosted by North Warwickshire Borough Council and is funded by the EU Rural Devolvment Scheme and therefore has no financial implications.

5. LEGAL IMPLICATIONS [MR]

- 5.1 none arising directly from the report

6. CORPORATE PLAN IMPLICATIONS

- 6.1 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

7. CONSULTATION

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

8. RISK IMPLICATIONS

8.1

Management of significant (Net Red) Risks		
Risk Description	Mitigating actions	Owner
None identified		

9. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

9.1 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.

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

Background papers: none

Contact Officer: Richard Crosthwaite x5695

Executive Member: Councillor M Hall