



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 outline planning permission will be issued early 2016.

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 A Development Consortium has prepared an outline planning application for the whole site and is currently preparing a programme of activity linked to its submission.

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. The application is expected to be reported to planning committee early 2016

Hinckley Town Centre Regeneration and Employment schemes

The Crescent

- 3.9 The Crescent opened in November/December 2015 with the opening of Sainsbury's, Cineworld and Elbow Room.
- 3.10 Key outcomes have included:
- The delivery of over 344 construction training weeks 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 high level programme for the new Leisure Centre is as follows:
- Mechanical and electrical fit out - January to March 2016
 - Internal finishing - January to April 2016
 - Complete external works/landscaping - January to April 2016
 - Practical completion - April 2016
 - Opening – May 2016

MIRA

- 3.12 An announcement was made in 2015 regarding the intention to extend the Enterprise Zone by 250,000 square feet and MIRA have progressed with the preparation of a masterplan for this area. In addition, the design of the proposed MIRA Training Centre Building is due to commence in 2016.

Other Strategic Planning and Economic Development updates

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

- 3.13 The Examination in Public hearing sessions took place between 29 September 2015 and 7 October 2015. The next stage of the Examination in Public is likely to be a six week period of consultation on proposed main modifications to the plan. The consultation dates will be arranged following the receipt of any proposed main modifications from the Planning Inspector.

LEADER

- 3.14 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 rural businesses and creating new jobs in rural areas.
- 3.15 The Programme is being administered by a Team at North Warwickshire Borough Council in liaison with HBBC and the first open call for outline project applications took place between 16 November 2015 and 4 January 2016. This related to the following priorities:
- Farming Productivity
 - Forestry Productivity
 - Micro and Small Enterprise, including farm diversification
- 3.16 Successful applicants will be informed by the Programme Team and invited to complete a full application for submission in April 2016.

4. FINANCIAL IMPLICATIONS [TF]

Strategic Planned Housing Sites

- 4.1 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.
- 4.2 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. Planning fees from the scheme are still to be ascertained.
- 4.3 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 Sections of The Crescent Development (paragraph 3.9), have now opened which will provide extra funding to the council in the form of business rates. The council element of the development includes the cinema, which is now opened, and restaurants. The capital cost of £4.5 million is included in the councils capital programme. Rental income for Block C has been forecasted as part of current budget setting process.
- 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 infrastructure for the MIRA Technology Park Enterprise Zone project (Paragraph 3.12) is fully funded from the Regional Growth Fund, with all other development being externally funded.
- 4.8 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 for HBBC.

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
DLS.44 Five year housing land supply	Continued pro-active engagement with development consortia to support and enable progress Strategic Planned Housing Sites.	Nic Thomas

9. KNOWING YOUR COMMUNITY – EQUALITY AND RURAL IMPLICATIONS

9.1 This Report provides an information update on a number of schemes and programmes, 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