



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

## FORWARD TIMETABLE OF CONSULTATION AND DECISION MAKING

PLANNING COMMITTEE

12 September 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

###### 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. The draft Section 106 document has been agreed and is being circulated around the parties for sign off. The document is expected to be signed by all parties and planning permission issued by early October 2017.

###### Earl Shilton Sustainable Urban Extension (SUE)

- 3.3 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 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.
- 3.5 In order to seek to demonstrate to the Council that the SUE can not afford to deliver any affordable housing on the site, the developer has submitted a viability appraisal. The council has appointed an experienced viability expert to scrutinise this work. The results of this work suggest that the assumptions made by the developer are not correct and that the full affordable housing package should be provided.
- 3.6 A meeting has taken place to seek to iron out different opinions but it is unlikely that agreement will be reached at this time because it is extremely difficult to accurately predict build costs and sales values. The developer has been requested to demonstrate their commitment to the project by submitting their planning application at the earliest opportunity. They have been advised that the continued delays with progressing the scheme is not acceptable to the Council and that all options for delivering the Council's housing needs will be considered as part of the Local Plan review.

#### Land West of Hinckley

- 3.7 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.
- 3.8 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.
- 3.9 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 late summer 2017.

#### Other Strategic Planning and Economic Development Updates

##### Town Centre Regeneration

- 3.10 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.
- 3.11 The site of the former Leisure centre site at Trinity Lane has been marketed with interested parties submitting their proposals by 8 September 2017. These are currently being considered.

- 3.12 At Stockwell Head, the retailer Aldi held a public consultation event on 23 August 2017 for a proposed food store development on part of the site fronting Hollier's Walk and Baptist Walk and pre-application discussions are underway. A planning application is expected shortly.
- 3.13 Lidl have recently stated that they have exchanged contracts to acquire the former HJ Hall factory site at Coventry Road which has been vacant and on the market. They are planning to construct a new store to replace their existing property at Hawley Road.
- 3.14 At Castle Street the former Coop site is generating interest from developers and occupiers too. Officers are looking at alternatives for the site and appropriate updates will continue to be brought to members as matters move forward.

#### 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. 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.
- 3.15 The latest call for applications opened on the 3 July 2017 with all priorities included this comprised Tourism and Culture and Heritage, Rural Services, Farming Productivity, Small and Micro Enterprises and Forestry Productivity. The call closed on 21 August with 8 expressions of interest received for the Borough with the next decision meeting taking place 12 September.

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

- 4.1 This report will be taken in open session.

#### 5. FINANCIAL IMPLICATIONS [TF]

##### Strategic Planned Housing Sites

##### Barwell SUE

- 5.1 On agreement of the planning permission, there will be a final instalment for the plan fees in relation the reserved matters which will be determined upon the completion of agreements.

##### Earl Shilton

- 5.2 This development is still being negotiated and therefore plan fees and s106b contributions have not been ascertained

- 5.2 Negotiations are taking place in relation to S106 contributions for the Land West of Hinckley (Paragraph 3.7) and therefore the full implications can not be ascertained.

##### Other

5.3 Due to the Lidl and Aldi developments there will be additional plan fees received in year. However, as no planning application has been received the value can not be determined at this time.

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

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

6. LEGAL IMPLICATIONS [AR]

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 Extensions	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

Contact Officer: Stephen Meynell 01455 255775

Executive Member: Councillor M Surtees