

# Meeting record

**Regarding:**

Magna Park Lutterworth Community Liaison Group

**Date:**

Monday 20<sup>th</sup> January 2020

**Attendees:**

Cllr Bill Wooliscroft – Monks Kirby Parish Council (BW)

Cllr Tony Gillias – Rugby Borough Council (TG)

John Dalby – Monks Kirby Parish Council (JD)

Rebecca Tomlin – Harborough District Council (RT)

Cllr Tony Hirons – Lutterworth Town Council (TH)

Cllr Nick Reseigh – Claybrooke Magna Parish Council (NR)

Cllr Jo-Ann Alcoat – Claybrooke Magna Parish Council (JA)

Edmund Hunt – Cotesbach Parish Council (EH)

Angela Jeffrey – Magna Park (AJ)

Nigel Chapman – Bitteswell Parish Council (NC)

Gwyn Stubbings – Gazeley (GS)

Bruce Topley – Gazeley (BT)

David Scane – Newgate Communications (DS)

Item	Minutes	Actions
1	<p><b>Apologies</b></p> <p>Cllr Rosita Page of Harborough District Council gave her apologies and sent the following questions via email in advance of the meeting:</p> <p><i>On behalf of my parish councils (I copy BBPC into this email) could you please place the following questions for a reply on to your agenda, thank you.</i></p> <p><b>How is unnecessary light pollution addressed?</b></p> <p>GS replied that most buildings now use LED lighting having transitioned away from older original lighting. This has contributed to reducing the glow of Magna Park. Gazeley has responsibility for street lighting around the park and aims to ensure the minimum use of lighting. This include the use of timers, which switch off around midnight and come on around 6 am. There are some exceptions where light does need to stay on for safety reasons.</p>	

GS added that for all of new developments details of lighting are considered by the District Council for approval.

GS explained that the Wayfair development included a lighting management scheme whereby Gazeley work with existing occupiers along Mere Lane to upgrade their lighting where necessary. Details of the lighting scheme have been submitted to HDC for consideration.

EH asked whether the midnight lighting cut-off applied to the whole of Magna Park.

GS explained this only applied to the street lighting as occupiers require lighting for their 24/7 operations Service yards need to be lit for health & safety reasons.

EH asked for a map of where street lighting stays on/ goes off?

AJ agreed to provide this.

***Would it be possible to consider the planting of extra trees to offset the creation of carbon created?***

GS responded that the original development of Magna Park included the planting of over million trees. Significant future tree planting is proposed as part of the expansion proposals. The expansion to the north includes a 104ha country park, representing 44% of the overall development area.

GS added that the DHL development resulted in the planting of a further 27,000 trees. Gazeley are also committed to working with local schools in the area to collaborate on tree planting in the future.

NC asked whether the new trees all survived and flourished, and if there is a plan to oversee them come to fruition.

GS explained that lots of the trees have recently been planted and all planning application have conditions that if a tree die within the first 5 years it has to be replanted. Landscape consultants regularly issue monitoring reports to provide updates on the health of the trees.

***Is there any ex-gratia payment available towards the maintenance of Mere Lane due to an increase of wear and tear, rat running and traffic intensification due to the DHL development?***

GS replied that having funded significant infrastructure works, Gazeley would not be making a specific payment available for Mere Lane. In terms of the wear and tear a section of Mere Lane has been realigned and upgraded. This section of road supports the majority of Magna Park traffic. Gazeley has looked at rat running from Magna Park and has found no evidence from surveys carried out. A new survey is currently being carried out to assess whether anything has changed, and should be completed by the time of the next CLG meeting.

	<p>TG highlighted that at last meeting it had been suggested that when the new development commenced this would provide improvements to the Gibbets Hill roundabout.</p> <p>GS replied that as part of the planning application determination process an improvement scheme to Gibbets Hill was considered and accepted by Highways England and Leicestershire and Warwickshire County Council's. A condition was added to the planning permission to improve Gibbet Roundabout prior to the occupation of further development.</p> <p>Gazeley will continue to liaise with Highways England around the delivery of an improvement scheme. However Highways England have indicated that an alternative improvement scheme maybe required as other developments in the local area may also come forward..</p> <p>TG asked if Gazeley was managing to speak with Highways England.</p> <p>GS said that some discussions had taken place, and they appear to have increased resources recently with the addition of new members of staff coming from Leics. CC and Warks. CC.</p> <p>EH asked whether Gazeley would still be expected to continue with planned development if the buildings couldn't be occupied until the improvements had been made.</p> <p>GS explained that the first occupation wouldn't be for another 12 months, and Gazeley felt that a solution could be delivered during this time.</p> <p><b><i>Could any details be provided of the potential community fund?</i></b></p> <p>GS explained that Gazeley operates a modest community fund and has always committed to increasing the level of funding as Magna Park grows. Gazeley is in the process of setting up a new larger and more extensive funding offer. The fund is expected to start operating in next 5-6 weeks. Were an application be made to the fund to improve Mere Lane then this would be considered, however the purpose of fund is more to support local charities and organisations.</p> <p>RT asked whether the fund could be spent on improvements to Lutterworth Town Centre?</p> <p>GS explained that the new fund will have a geographic radius which includes Lutterworth Town Centre and several villages in close proximity to Magna Park.</p>	
<p><b>2</b></p>	<p><b>Agree minutes of 9<sup>th</sup> September 2019</b></p> <p>TH noted a typo on the previous minutes on the spelling of 'Claybrook'.</p>	
<p><b>3</b></p>	<p><b>Update on Planning</b></p> <p>GS talked through a masterplan showing the extent of the consented expansion of Magna Park. Magna Park will be divided into 3 distinct areas – Central; South and</p>	

	<p>North. Gazeley is currently focused on developing Magna Park south as the land is further progressed from a planning perspective than the northern expansion.</p> <p>The Reserved Matters application for 4 units in Zone D was approved at planning committee the previous week and provides a combined total of 1.3 million sq feet.</p> <p>Gazeley will be looking to bring development forward on a speculative basis in the coming weeks and months.</p> <p>BT added that the offsite infrastructure works would be starting in early February and would go through to October. Onsite infrastructure work would start in March and run until the summer. Four buildings in the southern zone are expected to be completed by Q3 2020.</p> <p>GS explained that Gazeley would like to build 3m higher than the outline approval and has submitted a further application for “Building 8” to the District Council. Ground levels would be lowered to accommodate the change of height. The height of the ridge line would not change due to the reduced ground levels.</p> <p>BD asked whether the target for Gazeley would be four units in four years.</p> <p>BT explained that they are different sized buildings with different demand profiles.</p> <p>GS added that over the history of Magna Park 32 buildings had been built over around 30 years – approx. on average 1 building per year. If Gazeley builds 4 units in one tranche and they are slow to be occupied them then they won’t build anything else speculatively until they’re occupied. The delivery of buildings will be dictated by market demand.</p> <p>EH asked when the building would be completed, and asked about the fit out timescale.</p> <p>BT has a target September completion, and the fit out timescale would be dependent on the needs of the customer.</p> <p>TG asked whether there was a chance of having PV panels on roof of new buildings.</p> <p>BT explained that Gazeley would like to have this included and will work with the customers to buy electricity from PVs.</p> <p>BW asked whether the PV panels would be installed when the building is built?</p> <p>GS explained that the buildings will be designed to accommodate panels but delivery will be occupier led.</p> <p>GS explained that a planning application would shortly be submitted for the refurbishment of Bittersby House and outbuildings. Bittesby House would be used for the temporary start-up of the Logistics Institute of Technology (LIT). The outbuildings would be used by Gazeley as offices and meeting rooms.</p> <p>RT asked whether it would have meetings rooms that could be rented out.</p>	
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	<p>GS confirmed there would be meeting rooms included and Gazeley was hoping to have everything completed by September 2020 in order to recruit students for Sep/Oct 2020.</p> <p>TG asked about the progressing the northern development?</p> <p>GS explained that Gazeley would be focusing on development to the south. If an occupier came along that couldn't be accommodated on the southern expansion then Gazeley would look to accommodate on the northern expansion.</p>	
<b>4</b>	<p><b>Update on Highways Works</b></p> <p>BT explained that offsite infrastructure work would be starting at the end of this month and going through to March.</p> <p>BD highlighted that lorries travelling north along the A5 have to use the right hand lane when going around the new roundabout at the junction of Mere Lane as there is insufficient space. BD suggested that if there is only room for one vehicle then there shouldn't be a white line down the middle of the road showing two lanes.</p> <p>GS asked whether signage could help.</p> <p>BD felt that it might help, but suggested that there was room for the road to be widened.</p> <p>EH asked whether Gazeley was looking into the signage on the Whittle Roundabout?</p> <p>GS confirmed Gazeley is looking into improving the signage around the whole of Magna Park, including the signage on the approaches to the Whittle Roundabout.</p>	
<b>5</b>	<p><b>Future Meetings and Speaker Suggestions</b></p> <p>BW suggested trying Highways England again in light of the increase resources.</p>	
<b>6</b>	<p><b>AOB</b></p> <p>GS highlighted that at the new car parking area at the lagoon on Mere Lane problems of fly tipping were being experienced. This was costing around £200 per week so Gazeley will be introducing a barrier that will be locked at night time and opened during the day.</p> <p>AJ commented that when a review of the signage had been undertaken it was found that lots of the trees were overhanging the signs.</p> <p>GS agreed that the signage on the approach to Whittle Roundabout from Magna Park left had become completely obscured, but highlighted that this was Highways England land and not Gazeley's land.</p>	

	<p>RT said that she had referred this to County and would chase this up.</p> <p>TD asked whether the community fund would be extended to Willey.</p> <p>GS confirmed that the current funding arrangements include Willey and the new fund will continue to include Willey and go further afield.</p> <p>TD suggested that Monks Kirby has a number of projects that would need funding.</p> <p>GS confirmed that Monks Kirby would be within the funding catchment area.</p> <p>NC highlighted that Bitteswell was looking for around £15,000 for a new bus shelter.</p> <p>GS confirmed that initiatives of this nature could be eligible for future Magna Park funding.</p> <p>EH asked when the new fund would be opened.</p> <p>GS confirmed it would open in the next few weeks, with a higher level of funding available.</p>	
<p><b>7</b></p>	<p><b>Date of Next Meeting</b></p> <p><b>April 2020.</b></p>	