

Meeting record

Regarding:

Magna Park Lutterworth Community Liaison Group (CLG)

Date:

6pm, Tuesday 18th January 2022

Meeting held on Zoom

Attendees:

Bill Woolliscroft – Monks Kirby PC (BW)
 Nigel Chapman – Bitteswell and Bittesby PC (NC)
 Richard Nunn – Lutterworth Town Council (RN)
 Alison Wright – Willey Parish Meeting (AWr)
 Jo-Ann Allcoat – Claybrooke Magna PC (JA)
 Cllr Tony Gillias – Rugby BC (TG)
 Gwyn Stubbings – GLP (GS)
 Angela Jeffrey – Magna Park (AJ)
 Richard Allington – GLP (RA)
 Olivia Hinds – GLP (OH)
 Scott Harker – SEC Newgate UK (SH)
 Rebecca Coleman – SEC Newgate UK (RC)

| Item | Minutes | Actions |
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| 1 | <p>Apologies</p> <p>Scott Harker (SH) welcomed everyone to the meeting and explained that the meeting was being recorded to assist with drafting the minutes. The recording will be deleted once the minutes of the meeting are agreed.</p> <p>Apologies were received from Cllr Jonathan Bateman and Chris Faircliffe.</p> | |
| 2 | <p>Agree minutes of 5th October 2021 meeting</p> <p>Tony Gillias (TG) asked if references in the minutes to Highways England could be updated to National Highways. SH confirmed that this would be updated.</p> <p>TG requested an update on a query raised in the last meeting about the inclusion of Stretton-under-Fosse in the Community Fund. Gwyn Stubbings (GS) noted that the geographic area of the Community Fund had been agreed by its directors, who would decide if any changes should be made to this. GS said that this could be put to the directors but felt that they would not wish to set a precedent for expanding the zone. GS commented that the geographic area of the fund was felt to be fair and representative of the area that surrounds Magna Park.</p> | <p>GS to raise inclusion of Stretton-under-Fosse in the Community Fund with the directors of the Fund.</p> |

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| | <p>TG stated that Stretton-Under-Fosse was 1 mile from Pailton, and the village had seen an increase in Amazon vehicles. GS noted this, but suggested that the increase may be as a result of a large Amazon depot at Hinckley that is not part of Magna Park.</p> | |
| <p>3</p> | <p>Update from Midlands Connect</p> <p>SH noted that a representative of Midlands Connect had been invited to attend the meeting to update the CLG on the A5. They were however, not on the call. TG raised that since the last CLG he had been involved with A5 Partnership meetings with Midlands Connect.</p> <p>GS noted that he had met with a representative of Midlands Connect at a meeting coordinated by officers at Harborough District Council. The meeting flagged collective concerns around the A5 and the need for improvements. As a result of this meeting, GLP would be writing to ministers to continue to make the case for improvements.</p> | <p>SH to follow up with Midlands Connect representative regarding attendance at a future meeting.</p> |
| <p>4</p> | <p>Planning update</p> <p>GS gave an update on developments at Magna Park:</p> <ul style="list-style-type: none"> • The four units at Magna Park South (MPS) built in 2020 are now all occupied and contractors would now be ramping up operations now they have access. • MPS 5 and 6 benefit from reserved matters and detailed planning permission. Construction will begin at each this year on a speculative basis. • MPS 7 also has detailed planning permission. A reserved matters application for MPS 8 was being heard by the Planning Committee on the same evening as the meeting with a recommendation for approval. GLP is currently in discussions with an occupier and construction would take place later in the year subject to the unit receiving planning permission. • Magna Park North (MPN) 1, 2 and 3 are all under construction, and MPN1 had been let. MPN 4 had been pre-let and would be built out later in the year once MPN 1, 2 and 3 had been completed. Activity will then begin on MPS later in the year. <p><i>Proposals for HGV parking provision on the Magna Park site</i></p> <p>GS gave an update on the planning application currently being considered by Harborough District Council for a HGV gas fuelling station. GS advised that this was still going through the planning process and was hopeful that it would be heard by the Planning Committee in March.</p> <p>GS explained that GLP is currently in advanced discussions with a new potential operator, and as a result the scheme would look different to what is currently proposed. GS shared a plan of the new design which would see gas fuelling on the south of the site, with an amenity block and HGV parking at the top (90-100 spaces).</p> <p>GS explained that he would like to see the current planning application approved and then replaced with the new scheme design, however delays to the current application may mean that the new design is submitted in advance of the existing application</p> | <p>GS to share assumptions for the traffic modelling of the proposed HGV gas fuelling station when available.</p> |

being determined. GS noted that the target submission date is early March and details would be shared with the CLG and community as this application is brought forward.

GS felt that the revised scheme, with a greater focus on HGV and gas fuelling, would be able to meet demand and could reduce existing trips on the A5 to the Daventry International Rail Freight Terminal (DIRFT). GS also noted that having a gas fuelling facility on site would encourage more businesses using the park to make the transition from diesel to gas.

Bill Woolliscroft (BW) asked if the proposals would replace proposals for HGV parking elsewhere on the site. GS said that providing a HGV parking facility at Magna Park continues to be a priority and it had been a question of finding the right location. GS felt that the new scheme best meets the requirements to service Magna Park. GS noted there were other locations on the park should the facility reach full capacity but felt that the 100 spaces on site would meet much of the demand.

BW stated that the proposed scheme would likely influence comments made on the application for the Warwickshire Service Station which is going to committee in February/March. GS stated that he was aware of the proposals, reiterating that GLP is fully committed to its proposed scheme. GLP would be shortly submitting a detailed planning application, with a view of the operator being on site by the end of the year. GS noted that the work put into the previous application would help inform the application for the revised proposals. GS noted that GLP would be notifying stakeholders of the proposed changes to the site layout.

BW asked if GLP would be making comments on the Warwickshire application. GS advised that GLP had submitted written comments on the scheme. GS noted that to his knowledge the scheme was speculative and did not currently have an operator in place.

Richard Nunn (RN) asked about the catchment area for the new facility and if it would attract additional traffic from the M1 given the quality of other service stations in the area. GS felt that it was likely that it would attract traffic from the M1 given Magna Park's proximity to the junction and the quality of the offer. GS advised that he would ask the operator to share their supply/demand analysis and the assumptions made as part of the Traffic Assessment. GS noted that any traffic the facility attracted from outside Magna Park would not be generated as a result of the scheme and would already be on the road network.

RN clarified that his concern was with the Whittle Roundabout and the level of vehicles coming through there, especially in light of the proposals for Lutterworth East. GS noted this, stating that this would be considered as part of the planning application and information given to Leicestershire County Council Highways.

TG referred back to the service station application in Warwickshire (R20/0259), advising that it recently underwent a new round of consultation with local parishes and therefore comments to the latest planning application should be updated. GS confirmed he would review this and update any comments as required.

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| <p>5</p> | <p>Update on highways works</p> <p>Alison Wright (AWr) asked if the footpath currently diverted at Magna Park North was still due to be reinstated in mid-February. GS said that he would check on the progress of the diversions.</p> <p><i>Diverted bridleway/footpath across A5</i></p> <p>GS provided an update on the footpath network around the A5 and Mere Lane, following correspondence with the county footpaths officer. GS explained that the intention was that footpaths originating from Willey would come up to the A5 and cross at the new roundabout. GS advised that GLP had just completed clearance of a section along the A5 to allow access to the crossing point and shared photos of the works. GS had asked contractors to ensure that the land is kept clear and advised that this is the route that should be taken by those using the footpaths from Willey.</p> <p>GS asked how the plans could be shared with Willey residents e.g., a laminated sign showing the plans. AWr said that she would get in touch with GS outside of the meeting, noting that she would mention this at the next parish meeting and put it in the minutes.</p> <p>AWr suggested extending the footpath north to Main Street to the A5. GS felt that this could encourage people to cross the A5 away from a safe crossing point. AWr noted that people do currently cross there, but it is unsafe.</p> <p><i>Use of Mere Lane through Bitteswell by HGV construction traffic</i></p> <p>Nigel Chapman (NC) noted that he had witnessed large HGVs going down Mere Lane and turning through Bitteswell. NC felt that Mere Lane would benefit from a weight restriction, especially in view that people may use this to access the proposed HGV facility.</p> <p>GS advised that Mere Lane does have a weight restriction, and this was displayed on the roundabout signage. GS had flagged this with the contractors on site to make sure that construction traffic was not using the route and suggested that should the problem persist, enhanced signage would be explored. GS noted that in response to NC reporting that traffic was going towards Ullesthorpe he had checked and there was not a weight restriction sign at the other end of Mere Lane. GS said that he would query this with Leicestershire County Highways.</p> <p><i>Cross in Hand and Gibbet Hill roundabouts</i></p> <p>BW asked for an update on works to the Gibbett Hill and Cross in Hand roundabouts, noting that Magna Park’s roundabout improvements were mentioned in Tritax Symmetry’s leaflets for their proposed Hinckley site. GS confirmed that GLP had received correspondence from Tritax Symmetry regarding the proposed development at Hinckley, and that GLP had some land interest in the Cross in Hand Roundabout. GS was aware of proposals to make improvements to the Cross in Hand roundabout, noting that the Tritax Symmetry development would be going through the Nationally Significant Infrastructure Project (NSIP) process.</p> | <p>GS to check status of footpath diversions.</p> <p>AWr to share footpath plans with Willey Parish Meeting.</p> <p>GS to query weight restriction signage with Leicestershire County Council Highways.</p> |
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| | <p>GS advised that there was no update on the Gibbet Hill Roundabout, noting that some members would be aware of the political pressure from the A5 Steering Group and local MPs. GLP is continuing to lobby National Highways and would be writing to Baroness Vere to escalate the issue. GLP is currently working through a highways modelling workstream that has been requested by National Highways. This involved estimating the take-up rate of development and occupation at Magna Park and how this would impact the roundabout in the future. GLP had also been asked to factor in the impact of other committed developments in the area. GS advised this work was due to be completed by mid-February. GS noted that it was still advised that the earliest improvements could come forward is 2027.</p> <p>BW queried why in Tritax Symmetry’s literature it was stated that Magna Park would be improving the Cross in Hand roundabout, but GS suggested that it would be Tritax Symmetry undertaking the work. GS confirmed that GLP had no proposals to do anything to the Cross in Hand Roundabout as it is considered that it can accommodate the growth of Magna Park. GS advised that Tritax Symmetry would have to assess the potential impacts on both the Cross in Hand and Gibbett Hill roundabouts.</p> <p>BW reiterated that Tritax Symmetry’s consultation materials state that Magna Park is proposing to redevelop the roundabout. GS said that he wasn’t aware of this and would look at this following the meeting.</p> | |
| <p>6</p> | <p>Update on construction works</p> <p><i>Update on screening from Bitteswell/Lutterworth</i></p> <p>NC stated that he felt that MPS was an eyesore from many vantage points at lower Bitteswell. NC queried if there were plans to introduce mounds and trees to screen the site as had been done at MPN. GS explained that the bunding around the new roundabout at MPS had been put in place, but planting is yet to commence, and this would come forward at a later date. GS clarified that the northern end of MPS had not been developed yet, but screening will be provided as part of a landscape strategy when this is delivered.</p> <p>Footpath at Woodby Lane</p> <p>NC noted that Woodby Lane is a usual route for people working at Magna Park Central who travel by foot or bike but as a single carriageway route this was very dangerous. NC felt that a footpath was needed on one side of the road. GS commented that he believed Woodby Lane was an informal route and he had not seen much traffic on the road. NC said that it could be busy at particular times and if Magna Park was encouraging active travel it may want to consider contributing to improvements. GS noted this but clarified that there were no obligations or requirements to improve the route.</p> <p>Olivia Hinds (OH) provided an update on construction works at Magna Park:</p> <ul style="list-style-type: none"> • MPN 1, 2 and 3 are currently under construction. MPN1 was almost complete with MPN2 and MPN3 due to be completed in March. All had customer names behind them and were expected to be occupied on completion. Steel frames were going up for MPN4, with the shell completed by March. | |

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| | <ul style="list-style-type: none"> • Earthworks were continuing across MPN to provide a main road running through the site. This should be completed by June 2022. Initial works had begun on the roundabout connecting this road to the A5, but this would take 12-18 months to complete. • OH advised that members may start to see some movement at MPS. Earthworks had been completed and additional foundation works to bring forward the four speculative units at MPS were now being undertaken. MPS 5, 6, 7 and 8 were due to be completed in September 2022. • Of the four units at MPS, these were being marketed with two units under discussion with potential occupiers. OH commented this was a good indication there wouldn't be any vacant buildings on practical completion. <p>AWr queried what would come forward in the area between the pre-let building and MPN3 at MPN as there are currently pre-fab buildings on the site. OH confirmed these were temporary site offices to accommodate construction works. OH explained that Magna Park would like to bring forward some amenity use in this area, with the current masterplan showing football pitches and leisure space. OH noted Magna Park had recently partnered with Lutterworth Athletic to discuss what could be brought forward, and as discussions progress details would be shared with occupiers and the CLG. AWr confirmed that this location is where the footpath that is currently being diverted.</p> <p>RN asked OH for more detail on the partnership between Magna Park and Lutterworth Athletic. OH confirmed the association with Lutterworth Athletic was for use of their facilities by Magna Park and occupiers of Magna Park. GS added that there were proposals for a sports facility at the site, but Magna Park did not want to provide facilities that already exist elsewhere in the area. GS noted what Lutterworth Athletic were doing to improve their facilities and encourage more people to use them. GLP is having conversations locally about current provision and encouraging people working at Magna Park to make use of these facilities through the partnership.</p> | |
| 7 | <p>Future meetings and speaker suggestions</p> <p>SH noted the request for the potential operator of the HGV parking facility as a potential future speaker. Midlands Connect and National Highways will continue to be invited.</p> | |
| 8 | <p>AOB</p> <p>GS gave an update on the Magna Park Community Fund. GS noted that the fund had just celebrated its first anniversary and, in this time, had donated or committed £466,000. GS explained that the fund had an initial contribution of £1 million, but as buildings are developed the fund is topped up. The developments on MPS had recently triggered £110,000 to be added to the fund, which meant a total of £700,000 was available for applications. GS encouraged members to raise awareness of the fund within their communities and encourage applications to be submitted. NC asked when the funding opened. GS clarified that the fund was ongoing and would run for a total five years.</p> | |
| 9 | <p>Date of next meeting (April/May 2022)</p> | |

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| | SH will circulate the date of the next meeting closer to the time. | |
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