

# Meeting record

**Regarding:**

Magna Park Lutterworth Community Liaison  
Group (CLG)

**Date:**

6pm, Tuesday 26<sup>th</sup> April 2022

Meeting held on Zoom

**Attendees:**

Nigel Chapman – Bitteswell and Bittesby PC (NC)  
Alison Wright – Willey Parish Meeting (AW)  
Jo-Ann Allcoat – Claybrooke Magna PC (JA)  
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
1	<p><b>Apologies</b></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 Richard Nunn. SH advised that Karen Moore (National Highways) would not be attending the meeting but would pick up any relevant matters separately.</p>	
2	<p><b>Agree minutes of 18<sup>th</sup> January 2022 meeting</b></p> <p>SH updated members on actions that were raised at the last meeting:</p> <p><i>Inclusion of Stretton-under-Foss in the Community Fund</i></p> <ul style="list-style-type: none"> <li>- Gwyn Stubbings (GS) confirmed that this matter would be raised as a motion at the Community Fund's next board meeting.</li> </ul> <p><i>Attendance of Midlands Connect at a future meeting</i></p> <ul style="list-style-type: none"> <li>- SH confirmed that Midlands Connect had been invited to this meeting. SH said he would follow up with Cllr Tony Gillias (TG) about a future update.</li> </ul> <p><i>Traffic modelling for the fuelling station</i></p> <ul style="list-style-type: none"> <li>- GS explained this matter related to the revised proposal for a fuelling station at Mere Lane, the proposals for which were still being worked on.</li> </ul>	<p><b>SH to follow up with TG about a future update.</b></p>

	<p>Further details will be shared with the CLG once this work has progressed.</p> <p><i>Update on the status of footpath diversions</i></p> <ul style="list-style-type: none"> <li>- GS advised that one diversion had been signed off by the Government Office with approval for the other expected imminently.</li> <li>- SH noted that plans of current and future footpath provision were included in the slide deck for this meeting. GS highlighted that these had been posted on the Magna Park website and on-site.</li> <li>- Angela Jeffrey (AJ) updated that dog poo bins had been installed on the footpath running alongside Wayfair, as well as new signage showing the route.</li> </ul> <p><i>Update on the status of weight restriction signage on Mere Lane</i></p> <ul style="list-style-type: none"> <li>- GS had investigated the current provision of weight restriction signage on Mere Lane. There is clear signage in place at the new Mere Lane/Argosy Way roundabout. At the other end of the lane, signage is in place beyond the junction at Ullesthorpe Road.</li> <li>- GS noted that Cllr Rosita Page had been in touch with Leicestershire County Council (LCC) on this matter. LCC confirmed that they are looking at traffic movements around Magna Park with a view to potentially introducing traffic regulation orders (TROs). AJ confirmed the results of these surveys would be shared in the next two months. GS explained that there was a fund for TROs collected by the local highways authorities as part of the planning permissions for Magna Park.</li> <li>- Nigel Chapman (NC) raised that Mere Lane was in poor condition and needed repairs. GS clarified that the road was the responsibility of LCC, noting that while the funding was generally limited for TROs, the condition of the road could be considered relevant.</li> <li>- GS shared a copy of a plan showing Magna Park and existing weight restrictions on and around the site. The plan had been sent to all businesses on Magna Park to be displayed and circulated to drivers as a reminder.</li> </ul>	
<p><b>4</b></p>	<p><b>Planning update</b></p> <p>GS gave an update on current and future planning matters on Magna Park:</p> <ul style="list-style-type: none"> <li>- It is hoped that the application for a fuelling station at Mere Lane will be heard by the Harborough District Council Planning Committee at the end of May. Revised plans for the updated proposal will be submitted shortly after determination of the current application.</li> <li>- Magna Park North: MPN 1, 2 and 3 are all nearing completion, with the unit now signed to LX Pantos currently under construction. This leaves the ability to accommodate three further units at the North site, which do not currently benefit from detailed planning permission. This would be sought as required, based on customer activity.</li> <li>- Magna Park South: There are three units which benefit from outline permission, but not detailed/reserved matters permission. These would be the next units to seek reserved matters approval, with an application being potentially submitted in June. All three units would most likely be developed on a speculative basis.</li> </ul>	

- GS noted the six units discussed were what remains to be developed going forward, illustrating the pace of development and customer take up.

NC raised that there were earthworks going on at some of the units at Magna Park North that did not have detailed planning permission. GS clarified that the earthworks were included in the current permission, and that there was also a planning requirement to provide a bund between the last unit and White House Farm, which was currently being constructed.

Jo-Ann Allcoat (JA) queried if there was a roundabout planned at Magna Park North. GS confirmed that there is a planning permission for a new roundabout in that location, which would be provided prior to the occupation of the last unit. GS updated that the detailed design was currently being worked on. JA queried when this would likely come forward, in light of current closures on the A5. GS clarified this was some way off, as detailed approval takes time, and then time would have to be booked with National Highways to complete the work. GS also noted that this would depend on other work taking place on the network at the time. GS stated that when details come forward, CLG members will be kept up to date.

Olivia Hinds (OH) provided an update on customer activity at Magna Park. This included:

#### *Magna Park North*

- One of the three units had been completed and leased to Bleckmann, who are already present at Magna Park. Both Magna Park North 2 and 3 had been leased by Iron Mountain. MPN 3 was completed last week, with MPN 2 completing in the coming days.
- Some steels were going up for the LX Pantos unit, which would be completed at the end of June. This unit would be built to suit.

#### *Magna Park South*

- Development of four more units has commenced at Magna Park South. All four were anticipated to be speculatively built. However, Unipart leased one of the buildings prior to construction starting. All four buildings would be complete in October/November, with OH noting that good discussions with customers had taken place on the remaining three.

NC queried if the Iron Mountain units would be used to store paper. OH clarified that whilst this was Iron Mountain's traditional business line, the company had expanded its offering into bulk storage, which is what the buildings on Magna Park will primarily be used for.

#### *Proposals for HGV parking provision at the Magna Park site*

GS shared a plan of the revised proposals for the HGV parking and gas fuelling station on Mere Lane. The plans were being worked up with an end operator and deviated from the current planning application as submitted. GS explained the layout of the site as currently proposed. The gas/biomethane fuelling facility

	<p>would be operated by GasRec, who have a facility at the Daventry International Rail Freight Terminal (DIRFT) and are keen to establish a network of facilities in the UK as more HGVs transition to cleaner fuel. GS explained that the end operator would retain a level of control over the gas fuelling facility, such that the site will fall under one operational umbrella.</p> <p>GS reported that the Cross-in-Hand application had been refused in early March and it was unknown what would happen at that site going forward. GS noted that the Mere Lane scheme benefitted from an end operator, with the site layout being developed to its requirements. Magna Park additionally benefitted from other locations on site should there be additional demand for HGV parking facilities in the future.</p>	
<p><b>5</b></p>	<p><b>Update on highways works</b></p> <p>GS noted that there was a closure on the A5 at the moment, but this was not related to Magna Park. SH advised that the closure was in place until the end of April for essential drainage/maintenance works between Smockington and Bittesby. This was for the safety of the workforce. GS noted this may cause more traffic to head south through Gibbet Hill or onto the M1.</p> <p>GS gave an update on the Gibbet Hill Roundabout improvements, stating that GLP was continuing to work with National Highways, Leicestershire County Highways and Warwickshire County Highways to accelerate the delivery of an improvement scheme. GS advised that National Highways is looking into whether there is scope for some interim improvements to free up capacity prior to the more significant scheme coming forward (currently expected in 2027). GLP is continuing to engage with National Highways and provide information, such as data for modelling exercises.</p>	
<p><b>6</b></p>	<p><b>Update on construction works</b></p> <p><i>Updated footpath plan</i></p> <p>GS shared new plans showing previous, current and planned permissive routes through the Magna Park site. It was felt that some people had found it difficult to understand what was open/closed as there were many plans in circulation. The new plans had been created by the team with the help of landscape architects and highways engineers to assist in navigating the network.</p> <ul style="list-style-type: none"> <li>- The first plan shows footpath routes prior to development. GS noted one of the routes had been officially diverted, and one was due to be diverted.</li> <li>- The second plan shows the current provision of footpaths while construction activity is ongoing. GS explained that temporary footpaths along the A5 and along Mere Lane had been put in place to connect to the top part of the site.</li> <li>- The third plan shows proposed future provision. GS noted there was a significant difference to the second plan, as a lot of diverted footpaths and permissive routes were reinstated, with public access provided</li> </ul>	<p><b>GS to share signage strategy at future meeting.</b></p> <p><b>NC to take Community Fund suggestion to Bitteswell PC.</b></p>

	<p>around the scheduled ancient monument and the area where the country park will be created.</p> <p>GS advised that all three plans had been posted around the site and were also on the Magna Park website. Hard/soft copies could also be made available on request.</p> <p>Alison Wright (AW) queried if the footpath by Parcel E would be reinstated. GS confirmed that it would be, though there was no formal crossing over the A5 at that point and walkers would need to cross further south. AW felt that a lot of people will cross there if they could access the park from that point. GS reiterated that there was no formal access over the A5, and it was at the user’s discretion to access from that point.</p> <p>NC requested that where footpath routes run alongside/on private roads within Magna Park, that the signage on these roads be updated to reflect this. GS confirmed that the signage will be clear, albeit the majority of the footpath network was offroad. GS highlighted that a signage strategy for the country park was being worked on and he would share details at a future meeting.</p> <p>SH invited NC to raise the issue of the footpath along Woodby Lane. NC noted that he had raised this previously, on the basis that workers at Magna Park may choose to cycle or walk from Lutterworth through Bitteswell. However, the road was dangerous for active travel especially in winter months, with NC suggesting a footpath could be installed. GS stated that there were no proposals to improve Woodby Lane, as this was outside of GLP’s scope. However, there are proposals to improve part of the road leading to the Magna Park North estate. This was to ensure Magna Park North connects into the wider road network.</p> <p>NC queried if a footpath on Woodby Lane from Bitteswell to Magna Park would be a suitable project to submit as an application to the Community Fund, noting it would provide access to Magna Park as well as encourage sustainable transport. GS felt this would be a good idea and could tie into the intended improvements. NC confirmed that he would take this matter to Bitteswell Parish Council for its consideration.</p>	
<p><b>7</b></p>	<p><b>Future meetings and speaker suggestions</b> N/A</p>	
<p><b>8</b></p>	<p><b>AOB</b></p> <p><i>Woodland Volunteers</i></p> <p>AJ raised that GLP had worked with Harborough Woodland Volunteers to plant trees at Magna Park and would be giving them another area to work on in November. AJ explained that the group was looking for volunteers in Lutterworth to set up a new branch and asked for suggestions for how this could be advertised within the community. NC suggested schools. AJ noted that GLP works closely with schools in Lutterworth. AJ asked if a member of the Woodland Volunteers could come and speak to Bitteswell Parish Council. NC confirmed he would take this back to the parish council for its consideration. JA requested a point of contact for the Trust, which she would circulate around the village volunteer</p>	<p><b>SH to share contact details for Woodland Volunteers with CLG members</b></p>

	<p>network via Facebook and Whatsapp. SH suggested that the information is circulated with the minutes of this meeting for those who were not present.</p> <p><i>Ukraine</i></p> <p>AJ reported that GLP was working with Lutterworth Rotary, the local farmers network and Archers Trust to organise and send donations to Ukraine. One lorry had already gone over, filled with collections from businesses at the park. It is hoped that a second lorry of supplies will be ready soon. AJ also noted that one business on the park had 500 pallets of medical aid supplies, and that GLP is trying to facilitate this getting to Ukraine.</p>	
<p><b>9</b></p>	<p><b>Date of next meeting (June/July 2022)</b></p> <p>The next meeting of the CLG is due to be held in June or July 2022.</p>	