

# Meeting record

**Regarding:**

Magna Park Lutterworth Community Liaison Group (CLG)

**Date:**

5pm, Tuesday 30<sup>th</sup> March 2021

**Attendees:**

Cllr Bill Woolliscroft – Monks Kirby PC (BW)  
 Cllr Tony Gillias – Rugby BC (TG)  
 Leona Bendall – Harborough Magna PC (LB)  
 David Wright – Harborough DC (DW)  
 Cllr Jo-Ann Allcoat – Claybrooke Magna PC (JA)  
 Cllr Robert Coleman – Lutterworth TC (RC)  
 Cllr Adrian Warwick – Warwickshire CC (AW)  
 Cllr Margaret Wild – Cotesbach PC (MW)  
 Scott Harker – SEC Newgate UK (SH)

Timothy Washington- Monks Kirby PC (TW)  
 Alison Wright – Willey Parish Meeting (AWr)  
 Eri Wong – Highways England (EW)  
 Karen Moore – Highways England (KM)  
 Gwyn Stubbings – GLP (GS)  
 Bruce Topley – GLP (BT)  
 Angela Jeffrey – Magna Park (AJ)  
 Richard Allington – GLP (RA)  
 Rebecca Coleman – SEC Newgate UK (ReC)

Item	Minutes	Actions
1	<p><b>Apologies</b></p> <p>Nigel Chapman (NC) gave his apologies and submitted some questions for Scott Harker (SH) to raise during the meeting.</p> <p>SH welcomed everyone to the meeting and advised that members were not muted so they could speak if they wished to. The meeting would start with a questions and answers session with Highways England and then move on to the remainder of the formal agenda. SH also 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>	
2	<p><b>Questions and answers with Highways England</b></p> <p>SH introduced Karen Moore (KM) and Eri Wong (EW) who attended the meeting on behalf of Highways England. Members were invited to put any questions that they had to KM and EW.</p> <p>Adrian Warwick (AW) asked if improved signage could be put in place to ensure that HGVs avoid villages. Such signage should also incorporate weight restrictions and additional languages to English. Karen Moore (KM) said that she would look into this matter with AW and exchanged contact details.</p>	

Tony Gillias (TG) noted that many believe that the A5 is in need of dualling due to existing traffic and predicted future growth in the area. The Gibbet Hill Roundabout is creating a bottle neck on to the A5 in its existing form. This has led to vehicles attempting to save time by using longer routes along local B roads and has caused significant disruption to many residents. EW said that one of the roles of her team at Highways England was to review planning applications coming forward in the area. There are several developments coming forward that will have impacts on Gibbet Hill. She noted that although Highways England cannot require mitigation beyond what is required by the National Planning Policy Framework (NPPF), the impacts on local infrastructure are noted as part of this process and conditions are recommended to the local planning authorities.

TG said that requiring individual developments to mitigate their own impacts was piecemeal and ultimately costs more than considering the bigger picture. EW noted that Highways England's does not look to propose piecemeal measures. The Gibbet Hill Roundabout is one area where a number of different schemes are coming forward, but it will take time to develop a complete scheme to address the different impacts of the different proposals.

Alison Wright (AWr) noted that Willey has one road running through the village and has had problems with traffic travelling through the village, including HGVs. This usually happens whenever there is a problem on the A5, M1 or M6. Willey Parish Meeting received a letter from Mark Pawsey MP in 2016 stating that recent planning consents at Magna Park had led to a funding arrangement being put in place to implement weight restrictions on roads through local villages. To date these weight restrictions have not been put in place.

In addition to this, AWr noted that the junction with the A5 at Willey was particularly dangerous to motorists and non-motorised users, and that the central reservation limits access for Willey residents to walking routes to the north. AWr asked that this be kept in mind when considering proposals in the area.

KM shared her contact details with AWr to enable further discussion with regard to improvements that could be made for non-motorised users to the junction of the A5 at Willey. She added that the weight restriction is a matter for Warwickshire County Council to implement.

Leona Bendall (LB) said that Harborough Magna has experienced similar problems to Willey and that when Warwickshire County Council have been contacted to implement weight restrictions they have refused to do so. When Highways England have been contacted, they have said that such action would be outside of their remit. EW confirmed that such powers are outside of Highways England's remit.

Gwyn Stubbings (GS) said that the two planning permissions obtained in 2018 and 2019 respectively required a financial contribution of £400,000 to be paid to Leicestershire and Warwickshire county councils for highway improvements around Magna Park. Including schemes to prevent 'rat running' etc. The payment for Magna Park South (£200k) has been paid and the payment relating to Magna Park North (£200k) is due to be paid shortly. The financial contributions cover the costs of traffic regulation orders. The provisions of the orders and where they are introduced are not

a matter over which GLP has control. Rather it is at the discretion of the respective County Highways Authorities

AWr said that she would contact the county council to discuss using these funds to put weight restrictions in place. AW noted that he was getting in touch with Warwickshire County Council highways to raise the matter with them. GS said that he would follow up with AW to confirm whether the payment for Magna Park South has been paid to Warwickshire County Council.

Bill Woolliscroft (BW) thanked EW and KM for attending the meeting and noted that members had been inviting Highways England to attend meetings for many years. BW hoped that Highways England would be able to attend meetings more regularly in the future. BW stated that members needed to know more from Highways England about what its wider vision is for the A5. This extends to the Gibbet Hill Roundabout where improvements have not been agreed by Highways England despite planning conditions requiring such improvements be made before new units at Magna Park are occupied.

EW noted that questions regarding the 'bigger picture' would best be answered by Highways England's Strategy and Planning Directorate. EW said that she would offer detail on this from a local planning policy perspective. Highways England provided advice on mitigation at the Gibbet Hill Roundabout based upon the information available to it at that time. At the time Harborough District Council did not have an adopted local plan which made it difficult to assess the likely impacts. Other developments have now come forward that have meant that the original mitigation is no longer sufficient. Highways England are now working with GLP and the local authorities to agree on mitigation that is appropriate and that takes account of the bigger picture.

EW stated that measures such as dualling are the responsibility of the Strategy and Planning Directorate who look at Highways England's longer-term approach to improvements in the area. KM added that Highways England are working with Midlands Connect through the A5 Partnership, a number of route strategies have been prepared for the A5 but these are yet to be published. KM told BW that she would feedback his questions to the Strategy and Planning Directorate with a view to a member of that team attending a future meeting of the Magna Park Community Liaison Group (CLG).

Tim Washington (TW) noted that HGVs were using routes through villages because the core highways infrastructure was not of a suitable standard to support the concentration of logistics facilities in the area. As the area has been chosen as a hub for logistics facilities, the A5 needs to be treated as a crucial piece of infrastructure to support this infrastructure and requires dualling rather than piecemeal changes. TW encouraged EW and KM to take the matter up with their colleagues and noted that he was happy to put the case for dualling to them if required.

EW noted that the adoption of local plans in the area and subsequent developments have meant that Highways England has greater information available to it than it did five years ago when the planning obligation relating to Magna Park was first put in place.

	<p>TG stated the movement of traffic from logistics parks in the area can only travel north by using routes that create a bottle neck at the Gibbet Hill Roundabout. Resolving the problems at the roundabout is crucial to keeping traffic in the area moving. EW noted the point and restated that KM and EW will discuss the matter further with the Strategy and Planning Directorate.</p> <p>SH thanked EW and KM for their attendance and contributions. EW and KM left the meeting.</p> <p>GS stated that he had further looked into the Section 106 obligations relating to Magna Park and confirmed that a little over £200,000 was recently paid to Warwickshire County Council highways to support traffic regulation orders. This was triggered by the occupation of the first unit at Magna Park South. With regard to Magna Park North, a payment of £200,000 is due to be paid to Leicestershire County Council shortly once development commences.</p>	
<b>3</b>	<p><b>Agree minutes of 9<sup>th</sup> December 2020 meeting</b></p> <p>No comments were made, and the minutes were agreed.</p> <p>SH confirmed that the approved minutes would be uploaded to the Magna Park website.</p>	<p><b>Minutes of 9<sup>th</sup> December 2020 meeting to be uploaded to the Magna Park website.</b></p>
<b>4</b>	<p><b>Planning update</b></p> <p>Gwyn Stubbings (GS) informed members that GLP had submitted a reserved matters application to Harborough District Council for the infrastructure to serve Magna Park North. This relates to earthworks, access roads and landscaping. The outline application was granted at appeal in April 2019.</p> <p>GS added that the outline permission included an obligation to deliver a new (second) roundabout on the A5 at Magna Park North. This roundabout will not be required until GLP reaches the latter stages of building out Magna Park North. Details of this roundabout were not included as part of the recent reserved matters application and will be dealt with at a later date.</p> <p>GS noted that Willey Parish Meeting had made comments on the reserved matters application regarding footpaths and that this was something GLP are looking at. AWR thanked GS and noted that Willey has been left increasingly isolated from local footpaths by development in the area.</p> <p>GS talked through maps of plots H and I of Magna Park North where development is expected to start. GLP will be submitting a further reserved matters planning application for three new units on these two plots shortly. This application will be in accordance with details approved at the outline stage.</p>	

	<p>SH on behalf of NC asked for an update on the Mere Lane planning application. GS stated that the application remains under consideration by Harborough District Council. A number of consultees have made comments and requested information, GLP is responding to these. A decision on the application is not expected prior to the end of April.</p>	
<p><b>5</b></p>	<p><b>Update on highways works</b></p> <p>GS noted that GLP is working on a signage strategy whereby signage in the local area will be updated to ensure that HGV drivers are aware of the correct ways of accessing different parts of the site. GS added that GLP are looking at bespoke exit signage for the site, including provision in languages other than English.</p> <p>A follow up question regarding the maintenance of the Whittle Roundabout was raised by SH on behalf of NC. GS said that he had reached out to the Leicestershire County Council Highways about the roundabout. GLP sponsors the roundabout but the management of the road falls within the remit of Leicestershire County Council Highways. The Council has provided assurance that the roundabout has been tidied up.</p> <p>David Wright (DW) noted that Harborough District Council has produced its own strategy relating to brown tourist signs across the district. DW suggested to GS that the two strategies be compared to help ensure that they complement one another. GS told DW that he would share details with him.</p> <p>GS noted that GLP had been approached by Harborough District Council with regard to a campaign against large numbers of HGVs parking in lay-bys. The campaign would involve signage, posters and patrols. GS noted that GLP is supportive of the campaign and will help the initiative where it can. In addition to this, GLP is looking at bringing forward its own proposal for additional HGV parking at Magna Park. DW and GS agreed to discuss the campaign further.</p> <p>TG referenced recent talk about reopening the railway line between Rugby and Leicester which passes through Magna Park and asked if there has been any thought about Magna Park using a rail link. GS noted that he was aware of the initiative but that the project would need to progress further before GLP can give it consideration. GS added that he is sceptical about the proposals given the poor state or removal of much of the former rail line north of Magna Park.</p> <p>Margaret Wild (MW) asked for an update on the planting regime at Magna Park South. GS said that the overall planting and landscaping strategy for Magna Park has been approved and that the planting is carried out in a phased manner to reduce the risk of damage from the future development of the site. To date, one zone has been planted out following the construction of buildings nearby. GS noted that he could provide a more complete update to MW following the meeting.</p> <p>DW noted that the planting has improved significantly over the previous two months. MW asked whether planting at the bund facing Cotesbach was complete. GS said that the bund should be finished although the landscaping will take time to mature. No further units are being built out to the south of those already completed.</p>	<p><b>GS to share details of signage strategy with DW.</b></p> <p><b>GS to provide update on Magna Park South Landscaping Strategy to MW.</b></p>

	MW noted that the lighting at the facility was noticeable from Cotesbach at night. GS stated that only one of the buildings has been occupied and that he would look into this.	
<b>6</b>	<p><b>Update on construction works</b></p> <p>Members agreed that drone footage of the work on site could be shared with the minutes of the meeting.</p> <p>Bruce Topley (BT) noted that four units at Magna Park South have been completed and that work at Magna Park North had been covered by GS during his update.</p>	<b>SH to circulate the drone footage of construction with the attendees.</b>
<b>7</b>	<p><b>Update on COVID-19 safety measures on site</b></p> <p>Angela Jeffrey (AJ) updated members on COVID-19 safety protocols that are in place on site including guidance posters and wardens patrolling Magna Part Central. The local authority had recently carried out two visits to businesses at Magna Park to assess their safety protocols.</p> <p>DW noted that the Health and Safety Executive (HSE) had been working in partnership with Harborough District Council and may have carried out inspections at Magna Park. DW thanked AJ for her support. DW asked AJ whether there had been any difficulty engaging businesses with the measures. AJ noted that around half of the businesses have engaged. DW offered the Council's support in encouraging the remaining businesses to engage.</p> <p>DW added that he had received feedback from the marshals that Magna Park is performing at a much better rate in terms of complying with the safety measures and social distancing protocols than other facilities they had visited.</p>	
<b>8</b>	<p><b>Update on the Dementia Centre</b></p> <p>AJ shared details on the refurbishment work being undertaken at the Dementia Centre at Lutterworth. Painting, electrical repairs, fencing and landscaping has commenced. The work is expected to be complete by the last week of May and the centre will be called 'Our House', which was suggested by members of the facility. A launch event is planned for May to acknowledge the efforts of everyone who has contributed to the renovation work but this will need to take account of COVID-19 safety protocols in place at the time. DW offered the support of Harborough District Council's communications team for the event.</p>	
<b>9</b>	<p><b>Future meetings and speaker suggestions</b></p> <p>SH noted that it is likely that representatives of Highways England will attend future meetings of the CLG. Bill Woolliscroft (BW) raised the need for members from the Strategy and Planning division of Highways England to join future meetings to provide further clarity and asked if contact details could be provided to Monks Kirby Parish Council. SH and GS agreed. AJ noted that Highways England had attended the meeting based upon contact that she had made to share complaints about roadworks on the M6 and M1.</p> <p>SH noted that an update on archaeology will be provided at a future meeting.</p>	<b>SH to share Highway England representative's contact details with BW.</b>

	AJ asked if an update on the community fund could be included on the agenda for the next meeting. SH agreed.	
<b>10</b>	<b>AOB</b>  No further matters were raised.  DW suggested including an update on the Clear Project at an upcoming meeting.	
<b>11</b>	<b>Date of Next Meeting (June 2021)</b>  SH said that the next meeting would take place towards the end of June (date TBC) and it would take place on Microsoft Teams as the format had worked well. SH invited feedback from members on the virtual format of the meeting.  SH thanked all the members and the meeting concluded.	