

Meeting record

Regarding:

Magna Park Lutterworth Community Liaison Group (CLG)

Date:

6:00pm, Tuesday 6th February

Location:

Magna Park, Lutterworth

Attendees:

Cllr Jerry Brookes – Willey Parish (JB)
 Cllr Philippa Clarkson – Bitteswell Parish Council (PC)
 Steven Clarkson – Bitteswell (SC)
 Cllr Anthony Hiron – Lutterworth Town Council (AH)
 Cllr Bill Wolliscroft – Monks Kirby (BW)

Gwyn Stubbings – GLP (GS)
 Joe Garland – GLP (JG)
 Richard Allington – GLP (RA)
 Angela Jeffrey – GLP (AJ)
 Kayleigh Waller – GLP (KW)
 David Scane – SEC Newgate (DS)

Item	Minutes	Actions
1	<p>Apologies</p> <p>DS welcomed everyone to the meeting.</p> <p>Apologies were received from:</p> <p>Cllr Jo-Anne Allcoat – Claybrooke Magna Parish Council Cllr Jonathan Bateman – Harborough District Council Cllr Faye Briggs – Claybrooke Parva Parish Council Cllr Tony Gillias – Rugby Borough Council Cllr Tim Ottevanger – Ashby Parva Parish Council Cllr Roseta Page – Harborough District Council Samantha Pinnock – National Highways Cllr Alison Wright – Willey Parish Meeting</p> <p>Requests to be removed from the mailing list were received from the following:</p> <p>Iain Millington Chris Faircliffe</p>	
2	<p>Agree minutes of 17th October</p> <p>DS asked if everyone was happy to agree the minutes of the meeting on 17th October 2023.</p> <p>There were no additional comments, and the minutes were agreed.</p>	

3	<p>Planning and construction update</p> <p>GS provided an update on the latest planning news for the park.</p> <p><u>HGV Lorry Parking scheme</u></p> <p>A planning application for the HGV park was submitted last year and GLP received resolution to grant subject to completing a 106 legal agreement.</p> <p>The legal agreement has taken some time to confirm, but should be signed shortly. Once that permission has been issued GLP will submit another application with a bespoke design for the lorry park on that site working with a specific operator. It is hoped that the application will be submitted in April 2024.</p> <p>JG added that the HGV park is the first in the country to have EV charging for HGVs.</p> <p>PC asked how many trucks could be accommodated on the site.</p> <p>JG confirmed it would have capacity for just under 100 HGVs, which is a good size for a truck park. He contrasted it with a recent application for a site in the local area that would have been for 600 HGVs.</p> <p><u>Magna Park North</u></p> <p>GS confirmed that GLP has detailed planning permission for MPN5 but don't yet have detailed planning consents for either MPN6 and MPN7.</p> <p><u>Magna Park South</u></p> <p>Magna Park South is now nearly all completed. There are three remaining units to be completed then the extension to the park will be complete.</p> <p>JG added that at MPS6 Centrica wants to use part of the space within the building for a national training centre, with a specific focus on green energy training. To accommodate that within the building, Centrica needs to make some retrospective changes and submitted an application which went to committee two weeks ago and was approved subject to officer response to highways comments.</p> <p>RA has been working with them on the fit out and has spent a year designing it.</p> <p>TH asked whether GLP had noticed any changes with the political situation changing at HDC?</p> <p>GS didn't feel there had been any impact at a local level but from a national perspective there had a huge boom in logistics in the sector during Covid. Things have dropped back a bit but there's still a lot of demand in the market. All of the buildings on Magna Park South had been built speculatively but have now been let. The only remaining completed unit is now MPS5.</p>	
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	<p>JG added that GLP is in the process of letting MPS9; MPS11 and MPS10 have had interest so far and GLP wouldn't expect them to have too much time to wait once the units were all completed</p> <p><u>Country Park</u></p> <p>GS provided an update that the Country Park is coming forward and the opening ceremony was anticipated to be held in May / June</p> <p>JB asked whether all the access points would be open by then and mentioned that people from the village riding their bikes or horses had encountered some problems previously.</p> <p>GS confirmed that several outstanding issues which had impacted the ability to open the footpaths have now been resolved.</p> <p>AJ highlighted the tree planting event that's taking place at the Country Park on Thursday 29th February and invited all the members of the CLG to sign up to attend. There are around 6,500 trees to be planted and GLP is working with the local community, including local schools and nursing homes to get as many people as possible involved in the project.</p> <p>JG added that there is room in the country park for any groups (e.g. Scouts) that require some additional space and encouraged any suggestions from the community.</p>	
4	<p>Update on highways work</p> <p><u>S278 Agreements</u></p> <p>GS outlined the progress of the s278 agreements for the additional roundabout at Magna Park North and highlighted the obligation to bring forward the roundabout ahead of MPN7.</p> <p><u>Update from National Highways</u></p> <p>DS passed on the apologies from National Highways to not be able to attend and read out the update provided in advance of the meeting from Samantha Pinnock.</p> <p>National Highways is currently looking at Low Level Intervention Options schemes are being investigated for the Hinckley to Tamworth stretch of the A5.</p> <p>An improvement at Gibbet Hill is on the list for Midlands enhancement/improvements schemes in RIS3 but we are still awaiting confirmation of the funding settlement available.</p> <p>That will in turn inform the delivery plan for RIS3 and whether Gibbet Hill will be progressed in RIS3 or be deferred to RIS4. The Benefit Cost Ratio (BCR) for Gibbet Hill is promising which should increase the possibility of funding.</p>	

	<p>Dualling of the A5 in this area would be highly unlikely to perform well in BCR assessments, and would not score well between the A43 and Rugby as the only major settlement it would pass is Rugby, which is served by the M6.</p> <p>For comparison, Hinckley to Tamworth has BCR challenges and does not score particularly favourably with Green Book rules despite being in a heavily trafficked, semi-urban environment passing Nuneaton, Atherstone etc..)</p> <p>If attendees would like an in-depth explanation of how a scheme is developed and scored according to Treasury rules National Highways would be happy to organise that. Green Book guidance is also available in the public domain at: https://www.gov.uk/government/publications/the-green-book-appraisal-and-evaluation-in-central-government/the-green-book-2020#valuation-of-costs-and-benefits section 6 is particularly important to the costs and evaluation element.</p> <p>As dualling of the A5 past Magna Park is likely to be a negative BCR, it would severely undermine the positive BCR for Gibbet Hill, and if they were combined it would have the effect that the Gibbet Hill scheme would be dropped from the RIS as unaffordable or scoring too poorly to progress.</p> <p>BW asked about the dates for the funding rounds.</p> <p>GS confirmed that they are in 5 year cycles.</p> <p>GS expressed concern about the lack of coordination between the neighbouring authorities in relation to securing funding from developments for Gibbet Hill. To date, GLP has contributed over £2m to the funding pot, but other big schemes appear to be coming forward in neighbouring authorities without giving consideration to the junction.</p>	
5	<p>Update on community fund</p> <p>GS provided an update on the community fund. To date £750k has been donated to a range of local causes and there is £663k still available.</p> <p>57 groups have received funds, including some of the organisations having successfully received a couple of applications.</p> <p>All the details for how to apply for the fund are available on the Magna Park website and a recent advert was placed in the Swift Flash and the District Journal.</p> <p>Applications are received on a quarterly basis and are then reviewed by Directors.</p> <p>The fund is due to end in November 2025</p>	
6	<p>Future Speakers</p> <p>DS asked if there were any future suggestions for speakers. The following suggestions were made:</p>	

	<p>Centrica – To provide a presentation on the type of training that will be on offer at their centre of excellence.</p> <p>Tomorrow College – To talk through the work being carried out at Iron Mountain, particularly in relation to the work they do in supporting students with special needs.</p> <p>Forge Café – TH suggested inviting Forge Café which has recently opened in the middle of Lutterworth next to the museum. TH agreed to share further details of the organisation.</p>	
8	<p>AOB</p> <p><u>Solar Panels</u></p> <p>BW asked if there had been any changes regarding solar panels?</p> <p>RA explained that GLP is working with several partners on the sites to have solar panels installed. None have been installed yet, but GLP is fully engaged with the customers to have solar panels installed. There are several challenges in the local area with grid infrastructure and there is a requirement to apply to National Grid to absorb the power into the grid. There are restrictions in this area as to the amount of power that could be absorbed, and several applications are awaiting permission.</p> <p>BW felt it was difficult to understand the grid problems with the number of local solar farms in the planning pipeline.</p> <p>GS confirmed that the issue was particularly acute in this area and UKWA has made it a mission to try and resolve this problem by raising it with Central Government</p> <p>JG added that GLP has looked at solar panels, but it can take up to 8 years to get a grid connection. The company has set up a solar business dedicated to putting solar on roofs. Wayfair has 750kw of solar panels on there but since then have struggled to get permission.</p> <p><u>Community projects</u></p> <p>KW provided an update on some of the community engagement work currently taking place at Magna Park.</p> <p>IWD 2024: GLP will be hosting an event on 8th March as part of International Women's Day to promote women in the logistics sector.</p> <p>Earth Day 2024: GLP is looking to hold an event for Earth Day 2024 with local primary schools to promote outdoor learning and working with different habitats.</p> <p>Heartwise: GLP is working with a local charity that trains people on how to use defibrillators with the ambition of having everyone at Magna Park fully trained</p>	

	<p>and then rolling out the training to the local community. On October 16th GLP is looking to host an event to mark 'restart a heart' day.</p> <p>Mental Health Week: GLP will be hosting events during Mental Health Awareness Week in May to promote NHS talking therapies.</p> <p>Dementia Group: GLP is working with a local dementia charity to support campaign to spot early dementia in young people.</p> <p><u>Magna Park Swans</u></p> <p>PC asked whether there was any update on the swans in the big pond.</p> <p>AJ explained that the swans were starting to return to the large lake next to Disney.</p> <p><u>Cllr Bill Wolliscroft</u></p> <p>BW announced to the group that he would be standing down from the Parish Council in May and as such would no longer be attending the CLG. He thanked GLP for running the group and spoke about his time attending the CLG.</p> <p>GS thanked BW for his active participation in the group and hoped that he would continue to be actively involved in future community initiatives.</p>	
9	<p>Date of next meeting (Q2 2024)</p> <p>The next meeting of the CLG is due to be held on 11th June 2024.</p>	