

Meeting record

Regarding:

Magna Park Lutterworth Community Liaison Group
(CLG)

Date:

6:30pm, 24TH February 2025

Attendees:

Councillor Paul Woods, Monks Kirby Parish Council (PW)
Councillor Neil Blackwell, Claybrooke Parva Parish Council (NB)
Councillor John Bennet, District Councillor, Lutterworth (JB)
Councillor Kevin Dunville, Bitteswell Parish Council (KD)
Councillor Michael Lennihan, Claybrooke Parva Parish Council (ML)
Councillor Ralph Deacon, Wibtoft Parish Council (RD)
Councillor Tim Ottavanger, Ashby Parva Parish Council (TO)
Councillor Gavin Bennet, Cotesbach Parish Council (GB)
Councillor Alison Wright, Willey Parish Council (AW)
Councillor Tony Gillias, Pailton Parish Council (TG)
Councillor Adrian Warick, , Warby Parish Council (AW)
Councillor Fay Briggs, Claybrooke Parva Parish Council (FB)
Councillor Tony Hiron, Lutterworth Town Council (TH)
Councillor Richard Nunn, Lutterworth Town Council (RN)
Councillor Roger Kimberley, Claybrooke Magna Parish Council (RK)
Councillor Hugh Edgley, Ullesthorpe Parish Council (HE)

Mayread Lane – National Highways (ML)

Gwyn Stubbings – GLP (GS)
Richard Allington – GLP (RA)
Angela Jeffrey – GLP (AJ)
Kayleigh Waller - GLP

David Scane – SEC Newgate (DS)
William Neale – SEC Newgate (WN)

Location:

GLP Marketing Suite
The Brick Barn - Bitesby
Westland Way
Magna Park North
Lutterworth
LE17 4JH

Item	Minutes	Actions
1	Apologies: DS opened the meeting and noted apologies. Apologies were received from Cllr. Rosita Page Cllr. Jonathan Bateman	
2	Agree minutes of the previous meeting of the CLG DS asked if there were any comments or amendments to the previous meeting minutes. There were no additional comments, and the minutes were agreed.	

3	<p>Development Update</p> <p>GS presented an update on GLPs strategy at Magna Park Lutterworth moving forwards.</p> <p>Harborough District Council is preparing a new Local Plan (2020-2041), with the Regulation 19 consultation commencing in March.</p> <p>GLP has submitted two parcels of land for potential inclusion within the Local Plan:</p> <p>Parcel 1: An infill site between Magna Park Central and Magna Park South.</p> <p>Parcel 2: 300-acre parcel north of Magna Park, accessed via Mere Lane.</p> <p>The Regulation 19 Consultation will last eight weeks, providing an opportunity for public feedback.</p> <p>Proposed development details:</p> <p>Parcel 2 could accommodate 3 million square feet of additional warehouse space.</p> <p>Potential infrastructure enhancements include a country park extension, an energy center, and improvements to Mere Lane.</p> <p>Scale of Expansion:</p> <p>Concerns were raised by multiple attendees about the increasing spread of warehousing across the region, including similar developments in Rugby and Hinkley.</p> <p>It was suggested that local and national authorities should be looking at the cumulative impact of these developments on infrastructure, traffic, and local communities.</p> <p>Employment Impact:</p> <p>JB requested a breakdown of job types, as many warehousing jobs are perceived to be low-paid and not aligned with local housing affordability.</p> <p>TO asked if there was any research on where current Magna Park employees live and whether there is a local housing shortage for workers.</p> <p>GLP Response: Data shows a shift post-COVID in employee commute distances, now mainly from Leicester, Coventry, and Lutterworth.</p> <p>Traffic and Infrastructure:</p> <p>AW asked for details on projected HGV movements and overall transport impact.</p> <p>GS explained that traffic data is not yet available as planning is in early stages. A transport assessment will be conducted during the next phase.</p>	
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	<p>ML asked about the feasibility of a rail connection to reduce road congestion. GS explained this would not be feasible due to the lack of an existing railway line to provide access to Magna Park.</p> <p>Environmental Impact:</p> <p>KD raised concerns over the loss of 300 acres of prime agricultural land.</p> <p>HE highlighted the issue of light pollution from the existing warehouses and asked whether improvements could be made to lighting efficiency.</p> <p>GS responded that the feasibility of solar energy storage is being explored, new warehouse builds will have energy-efficient LED lighting and older buildings are being retrofitted with modern lighting solutions.</p>	
4	<p>National Highways Update</p> <p>ML presented an update from National Highways:</p> <p>Current Study: Investigating congestion and capacity issues at the Jury's Inn roundabout (A5/M69).</p> <p>Options Study:</p> <p>14 possible solutions were reviewed, now narrowed down to 3-4 shortlisted options.</p> <p>Includes potential road widening, signal improvements, and junction redesigns.</p> <p>Findings will be presented in a strategic outline business case for the Department of Transport.</p> <p>Next Steps:</p> <p>A stakeholder meeting is scheduled for Thursday (it was later clarified that this call was not for Parish Council and details will be shared with the CLG in due course)</p> <p>All attendees were encouraged to participate.</p> <p>The meeting will be recorded for those unable to attend.</p> <p>GLP Transport and Infrastructure Updates</p> <p>GS explained that Planning has been approved for a dedicated lorry park, it will include alternative fuel biomethane and hydrogen refuelling options.</p> <p>GLP has also introduced an ANPR system to monitor HGV routes and improve compliance with designated freight corridors.</p>	

5	<p>Community Engagement Initiatives:</p> <p>KW detailed various community activities:</p> <p>2023 Engagement Highlights:</p> <ul style="list-style-type: none"> ○ 657 volunteer hours. ○ 15 business partnerships. ○ Educational programs with 8 local schools. ○ Road safety awareness sessions for school children. <p>Planned 2025 Initiatives:</p> <ul style="list-style-type: none"> ○ World Wildlife Day and Earth Day events. ○ Continued engagement with dementia awareness programs. ○ Careers outreach to highlight the range of jobs in logistics. <hr/>	
7	<p>Community Fund:</p> <p>GS provided a detailed update on the Community Fund. Over £1 million has been distributed to 100+ local projects, and the next application deadline is the end of March.</p> <p>The initial 5-year commitment ends in November 2024. GLP will review possible extensions.</p>	