

Item No.	<u>MINUTES</u>  <b>Of the LOCAL ACCESS FORUM meeting That took place on Thursday 16 January 2025, 7.00pm to 9.00pm Committee Room 1, Shire Hall, Warwick</b>	<u>Action</u>
	<p><b>Present:</b> Sheila Cooper (Chair), Cllr Chris Kettle, Ken Thomas, Gina Rowe, Roger Waring, Robin Hickin, Vaughan Owen, Sarah-Jane Cash, Luke Rolls, Mike Murray.</p> <p><b>Apologies:</b> Michael Orlik (difficulty accessing Teams).</p> <p><b>Guests and Members of the Public:</b> Malcolm Ash (BWB on behalf of IM Properties), Lewis Payne (IM Properties), Matthew Fox (IM Properties), Matt Sutton (Camargue on behalf of IM Properties), Peter Norris, Liz White, Richard Foster-Hall, Chris Yarwood.</p> <p><b>Officers in Attendance:</b> Paul Tovey (Solihull Metropolitan Borough Council), Neil Benison (Coventry City Council), Charles Barlow (Warwickshire County Council) (Secretary).</p> <p><b>Minutes:</b> Emily McFadyen (WCC).</p>	
1.	<p><b>Welcome, introductions, apologies for absence, and declarations of interest.</b></p> <p>There were no objections to the meeting being recorded.</p>	
2.	<p><b>Minutes of the meeting held on 17 October 2024 and any matters arising.</b></p> <p>The minutes were agreed as an accurate account of the meeting.</p> <p>Matters arising:</p> <p>The bridge at Radford Road has now re-opened. It was noted that on the floodplain side it is a 3.5m path but this reduces as it gets down towards the car park because of flooding.</p> <p>Diversion of the Right of Way WK 200 T56/1. GR questioned the need for both a bridleway and a footpath. SC asked for the footpath to be made wider for the bridleway to be incorporated. Request for this to be 3.5m wide for multi-use possibly to include the existing bridleway (SC to clarify with Camp Farm Solar before an official statement is made)</p>	SC
3.	<p><b>Presentation and Questions and Answers, IM Properties development in North Warwickshire.</b></p> <p>Key points:</p>	

- Strategic Employment site.
- 2 rounds of public consultation and several workshops.
- 300-acre site next to Junction 9 of the M42.
- Opportunity for North Warwickshire and IM Properties to deliver a strategic and future-facing employment park for emerging economic clusters.
- Although it is greenbelt land, it calls upon a stark need for more employment land within the West Midlands, particularly along the M42 corridor.
- Putting a planning application together currently, hoping to submit to North Warwickshire Borough Council in the next couple of months.
- Trying to “push the boundaries” with sustainable buildings, quality green and blue infrastructure, open space, drainage lakes etc.
- 50/50 split between work and green space which will be used for biodiversity net gain (trying to achieve 15% on this site).
- Creation of pathways, bridleways, and cycleways through the site, including trim trails and other community assets such as allotments and community orchards.
- Site accessible to not only those that work there but the surrounding community as well.

The strategic employment plan/study of 2024 by the 28 Local Authorities across the West Midlands has recommended the Junction 9-10 corridor of the M42 as a prime location for strategic employment.

There are 8 total rights of way which join up, predominantly 4 routes which cross the land as formal rights of way. Blindpit Lane crosses the land (single width for vehicles), not particularly used except by equestrians. Need to look at diverting the rights of way and providing a bridleway.

Because of the greenbelt there is a national policy objection.

There are veteran trees that will need protection.

The site is well contained visually with the site/land dropping down from Over Green towards the M6 Toll. However, there will obviously be some visual impacts.

The principal vehicular access onto the site will be on the east side where the A446 joins the M42 Junction 9. The western side access is exclusively public transport, cycle, and walking access.

The project has been split into 7 key areas: Thrive Environment, Thrive Advance, Thrive Community, Thrive Connect, and Thrive Start,

	<p>as well as areas for logistics and a mix of manufacturing and/or logistics.</p> <p>Thrive Start targets smaller scale employment such as start-ups.</p> <p>Thrive Advanced targets advanced manufacturing (new and modern sectors of employment).</p> <p>Thrive connect is the mobility hub in the heart of the development which will provide a focal point for public transport and active travel options for the development and local communities. IM will be submitting full details for the main site infrastructure i.e., roads, spine road, and the strategic landscaping. Looking at 130,000 new trees planted as part of the landscaping strategy (including 500 specimen trees). Also, 3,500 linear square metres of native hedgerow.</p> <p>In comparison the Peddimore Amazon building off the A38 is 600,000 square feet. The biggest building proposed on the Thrive site stands at 1 million square feet. However, Peddimore has multiple storeys and so covers a substantially smaller footprint.</p> <p>The park will create up to 5000 jobs, but it depends on who the occupiers are and what the exact use is.</p> <p>IM has tested the predicted volumes of traffic (in worst-case scenario) with the proposed number of new employees created by the site.</p> <p>Around the perimeter there will be 5km of routes for recreation and amenities such as play areas for children. Having discussions with local community groups about what they think is needed.</p> <p>An educational space has been proposed for the mobility hub.</p> <p>Looking at Wishaw Lane/Kingsbury Road as a pedestrian cycle link with a speed limit reduction, looking at signalisation, toucan crossings.</p> <p>In terms of Curdworth Bridge, looking at narrowing the carriageway down and signalling either side so there should be room for vehicles but can also provide a footpath on the bridge as well so people can connect from the site down Wiggins Lane. "Rat running" and speeding have been brought up as significant issues within the area.</p> <p>IM has undertaken ANPR studies and speed surveys around the local roads including Over Green, which will inform proposals.</p> <p>Public paths will be separated from traffic and where the two meet there will be the appropriate crossings. There will be segregated footways and cycleways. Rather than connect to the existing bridleway, following consultation with the British Horse Society, it is</p>	
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	<p>proposed to provide loops within the site (current thinking is using the northwestern end of the site, using the Church Pit.)</p> <p>Proposals are to use hoggin for walkways. It was discussed how this material would withstand all types of weather i.e., in the rain would it drain, would there be standing puddles, could the material degrade in a few years' time and become messy. IM is working with an acoustics specialist to make sure the noise impact is as low as possible, and the same with lighting (lighting specialist advising).</p> <p>The site is a mixture of Grade 2 and Grade 3 agricultural land, something that North Warwickshire Borough Council will need to weigh up when looking at the application.</p> <p>The transport hub will have car parking for members of the public that visit. The hub will apply parking restrictions to stop people from parking in these spaces all day.</p> <p>IM officers were thanked for attending the meeting. IM offered to answer any further questions by email etc. and consider attending a further meeting if requested.</p>	
<p><b>4.</b></p>	<p><b>Opportunity for public participation.</b></p> <p>Members of the public present were welcomed.</p>	
<p><b>5.</b></p>	<p><b>Reports from the Warwickshire, Solihull, and Coventry Rights of Way Teams</b></p> <p><b>Coventry (NB)</b> – dealt with several applications but particularly wanted to highlight three pre-applications since the last meeting regarding Sustainable Urban Extensions. Not currently in the public domain.</p> <p>Park Hill Lane High Beech PI/2023/0002662/QUT – application to use public footpath CAP 262 as access. Proposed the need to use a ramp across which would have caused an obstruction to the right of way-maintained an objection.</p> <p>Pond Farm House PL/2025/0000044/RVC – 2023 application that has been resubmitted with some changes in the design which would have significant impact on PROW M242, objection submitted.</p> <p>Crowner Fields Farm and Home Farm R23/1027 (Rugby Borough Council application). Sits between the M6 and the M69. Large application to create an employment led headquarters and national distribution centre for Fraser Group. Development in greenbelt, significant impact on a number of PROW in Warwickshire. Coventry objected on several grounds including proposed changes to FP219.</p>	

	<p>Consulted on several large developments, responses not currently sent so will update in future meetings.</p> <p>One public path order made and confirmed Notice published for M255 Hawkes Mill Lane.</p> <p>Improvement to FP 246 Warwick Row including removal of cycle lane (with the help of the city centre traffic management plan as the cycles are now able to mix with the traffic)</p> <p>Working with parks regarding planting alongside PROW.</p> <p><b>Solihull (PT)</b> – Now opened the A4545, committed to early spring to reinstate all the rights of way.</p> <p>HS2 very quiet at present with no more changes to the rights of way network until they complete the embankments and the main structures etc.</p> <p>Issues with fly-tipping leading to temporary closures of rights of way due to hazardous material.</p> <p>Flooding complaints as usual for this time of year. Had 155 customer requests so far this year.</p> <p>An incident occurred at the boardwalk at Bradnocks Marsh where someone fell through a rotten plank. This has now been repaired.</p> <p>British Horse Society have had some issues where they have been discouraged from going down certain routes which they are entitled to use. Had positive negotiations with the landowner.</p> <p>The Rights of Way teams to add SC/LR to the mailing list.</p> <p>LR to contact the Rights of Way Teams to discuss the format and content of reports to the Forum, to help improve consistency and ensure reports are mutually beneficial to officers and Forum members alike.</p>	<p>PT</p> <p>LR</p>
<p><b>6.</b></p>	<p><b>General Updates</b></p> <p>Warwick District. <a href="#">Land on the south side of Chesterton Gardens, Leamington Spa.</a> SC raised concerns about the Warwick District Council Planning Committee Meeting held on 14 January, in particular exchanges between an elected member and a WDC officer that could show a level of pre-determination of decision making. After discussion, the Forum gave SC authority to follow up through appropriate channels.</p>	<p>SC</p>

<b>7.</b>	<b>Private Session</b>	
<b>8.</b>	<b>Date and time of next meeting</b> 10 April 2025, 7.00pm to 9.00pm, Shire Hall, Warwick.	
<b>9.</b>	<b>Close</b>	