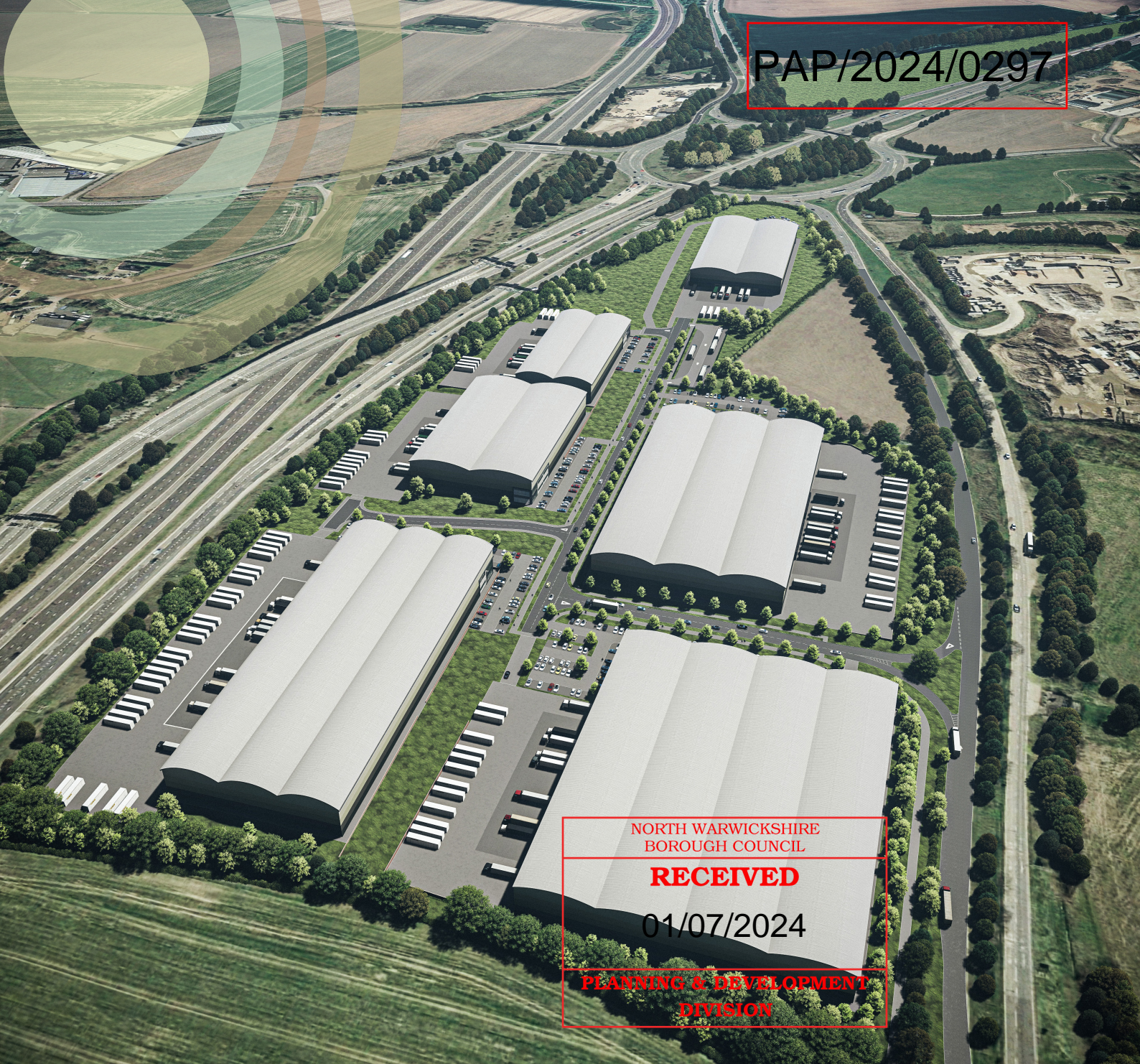


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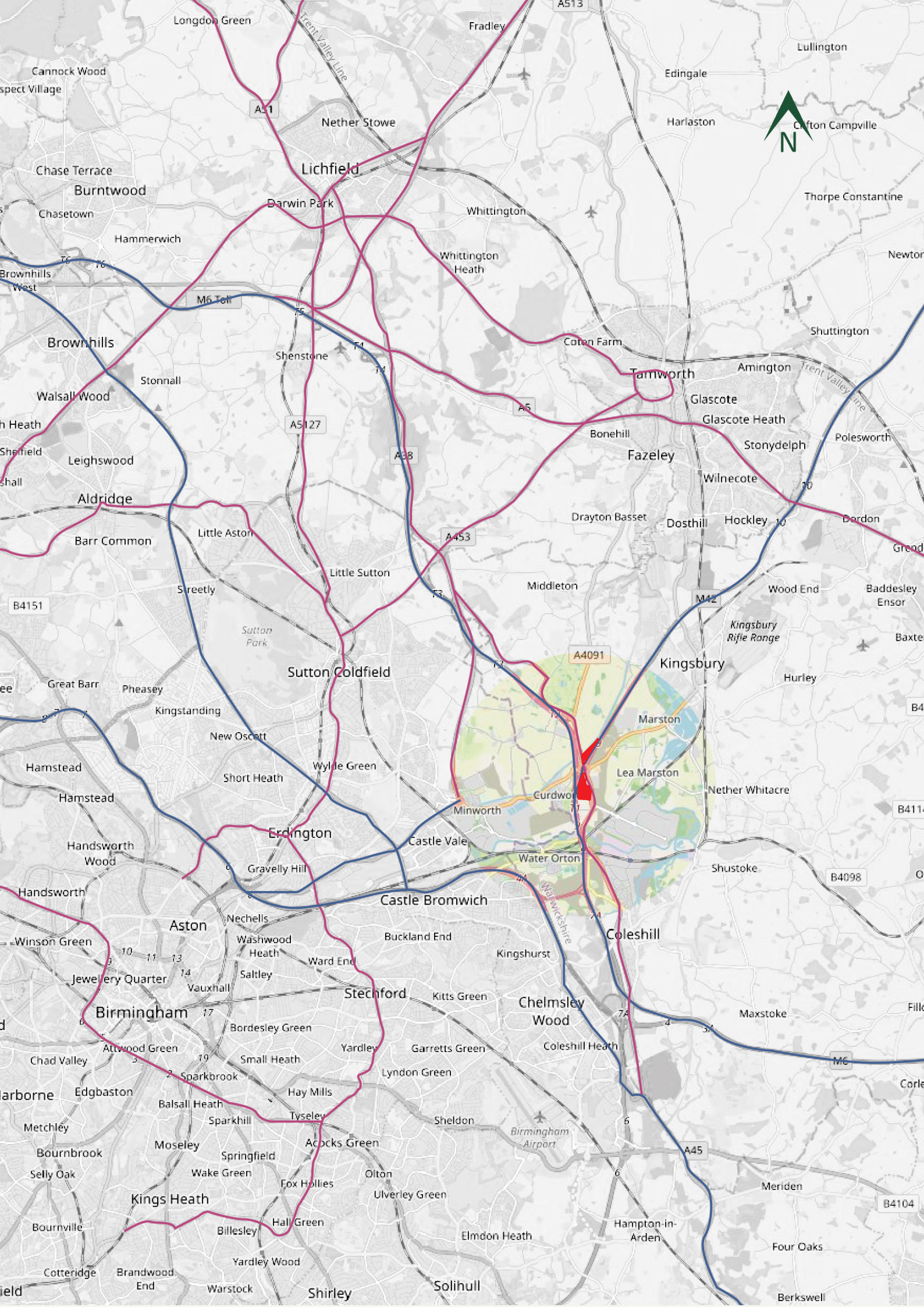
Strategic Industrial and Logistics Scheme

Lichfield Road, Junction 9 of the M42

Design & Access Statement

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June 2024



A STRATEGIC OPPORTUNITY IN THE GOLDEN TRIANGLE

The site is strategically located as part of the 'Golden Logistics Triangle' in the West Midlands, where there is an established and evidenced need for new strategic employment sites.

Junction 9 is at the heart of the UK's strategic transport network and has a high degree of connectivity across the UK via the M42, M6 and M6 Toll and is in close proximity to the freight rail interchange at Hams Hall and Birmingham International Airport.

It is located at the axis of the major urban areas of Birmingham, Solihull, Coventry, Tamworth, Hinckley and Nuneaton and is situated within a prime employment corridor where there is an acute lack of supply in strategic employment land in the region.



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1

Introduction



Emerging Alignment Of HS2



Emerging Alignment Of HS2

M6 Toll

Northern Parcel

J9

Southern Parcel

Canal

Curdworth

Hams Hall Distribution Park

M42

Emerging Alignment Of HS2

Introduction

This Design and Access Statement (DAS) has been prepared by nineteen47 with input from the wider consultant team on behalf of Richborough ('the Applicant') in support of an [outline planning application, with all matters reserved \(except for access\), for employment development \(Use Class B2/B8 with ancillary E\(g\)\), together with habitat creation, landscaping, parking, service yards, HGV waiting area, footpaths/cycleways, and other associated infrastructure at Land at Lichfield Road, Junction 9 of the M42 \(hereafter referred to as 'the site'\)](#).

Site Location & Context

The site comprises two parcels of land, the location and extent of which is shown edged red on the submitted Site Location Plan.

The [northern parcel](#) of land to the north of Junction 9 of the M42 extends to 7.23ha and comprises an arable field that has been left fallow and now contains tall ruderal vegetation. This land will be utilised for habitat creation to contribute to the proposed development's Biodiversity Net Gain ("BNG") objectives, Green Belt enhancement and public access.

The [southern parcel](#) ("the land proposed for development") is approximately 19.51 ha in size and comprises agricultural land that is bound on three sides by significant highways infrastructure, including Lichfield Road (A446) to the east/north, Junction 9 of the M42 to the immediate north and the M42 / M6 (Toll) to the west. To the south, it is bound by an agricultural field beyond which is Marsh Lane.

Both sites are located within North Warwickshire Borough Council (NWBC)

Document Structure

The purpose of this document is to explain the design principles and concepts that have been applied to the proposed development. This Statement should be read in conjunction with the accompanying reports, including the Planning Statement.

This Design and Access Statement has been structured as follows:

Section 1 Introduction

Section 2 Understanding the place

- Connections and Movement
- Landscape Context
- Local and Regional Case Study
- Heritage

Section 3 The Site

- Topography
- Flood Risk
- Services
- Arboriculture
- Ecology
- Noise and Air Quality

Section 4 Planning Policy Context

- Local Policies
- National Policies

Section 5 Design Process

- Constraints and opportunities
- Design Concept
- Design Evolution

Section 6 Design Proposals

- Use and Quantum
- Layout
- Scale
- Appearance
- Landscape and Ecology
- Movement and Accessibility

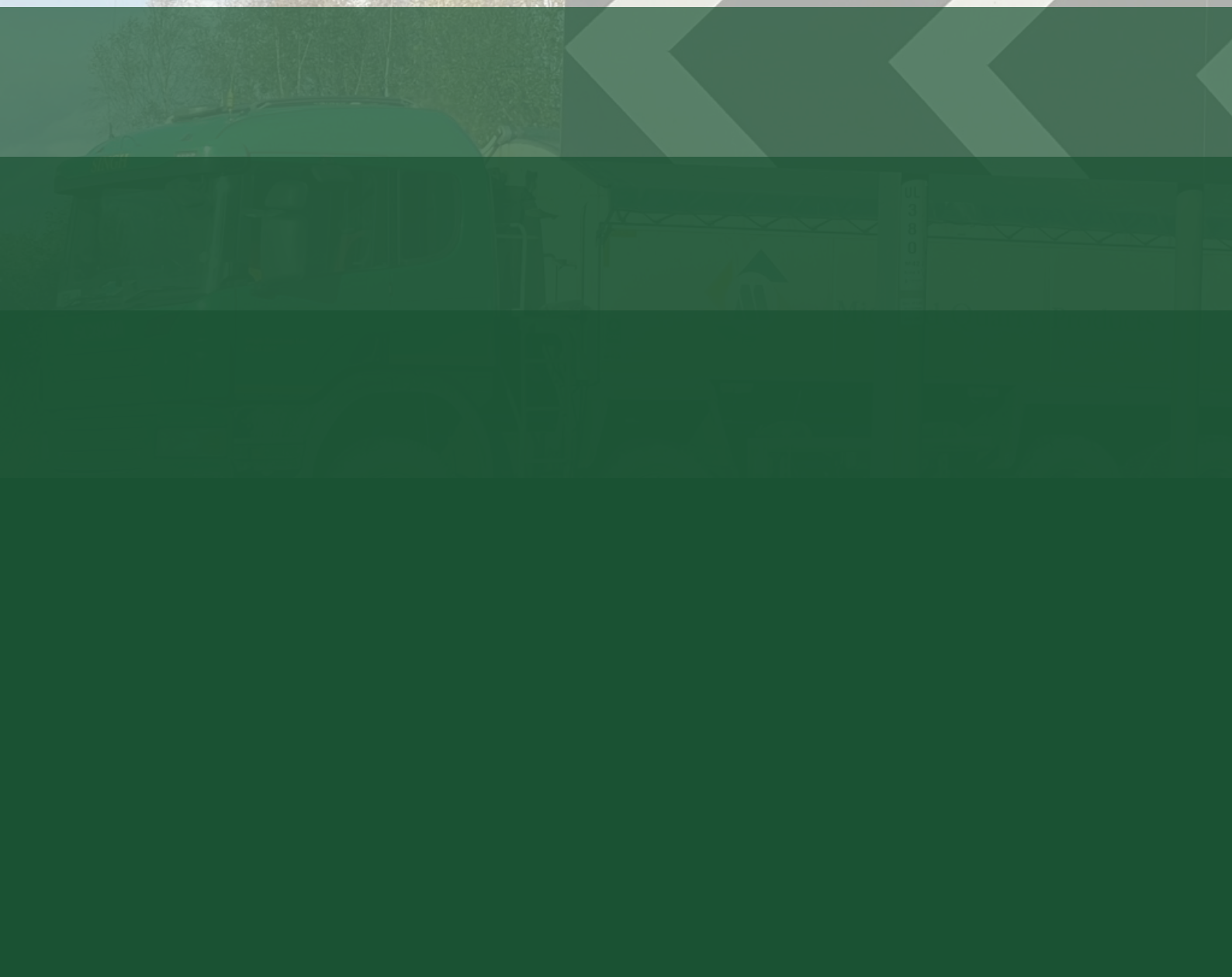
Section 7 Conclusion

Section 8 Appendix

- Illustrative Masterplan
- Indicative Site Sections

M'worth
A 4097

M 42 (S)





2

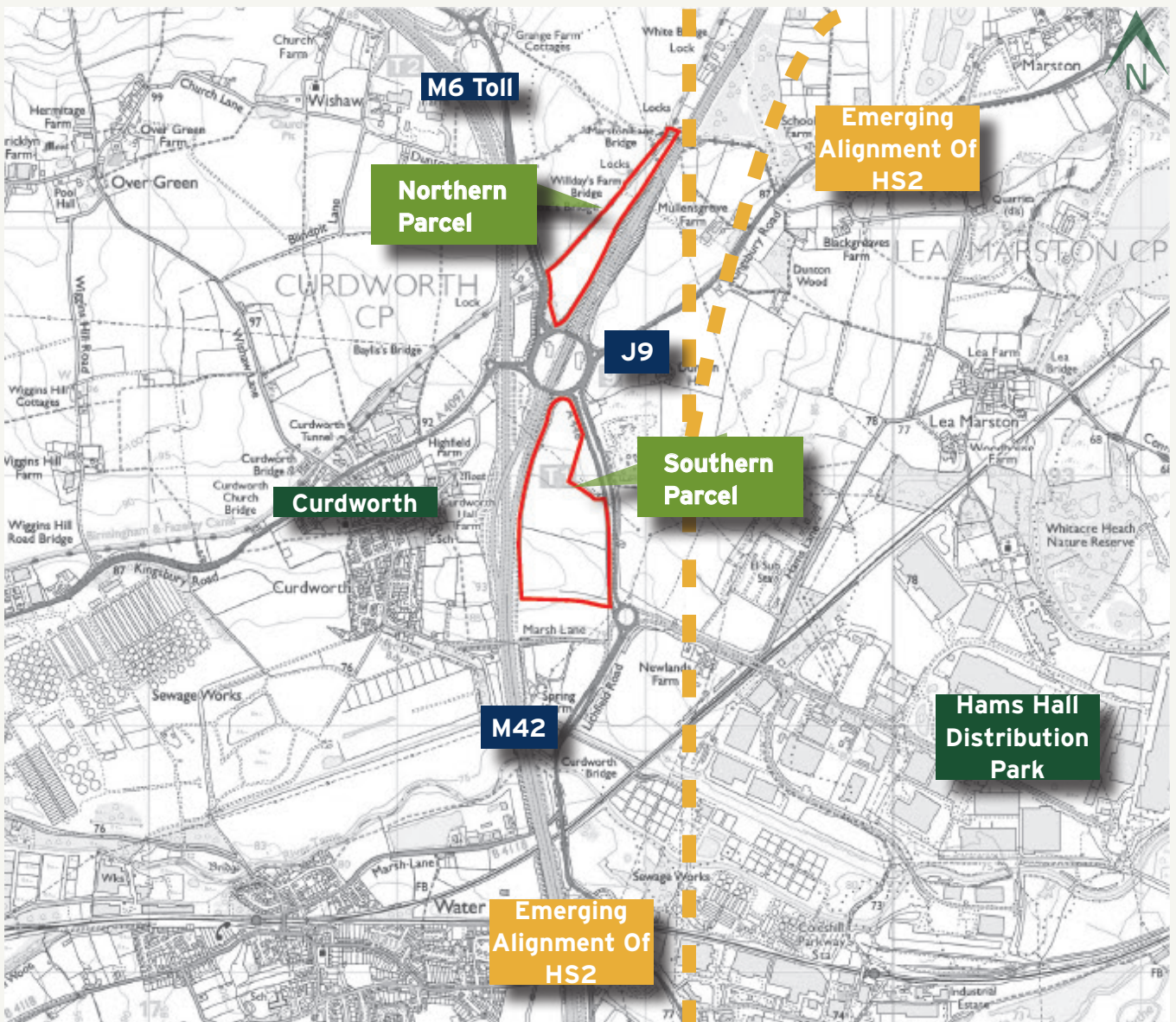
Understanding the Place

Understanding the Place

The first step in the design process was to gain a thorough understanding of the context within which the site sits. This section sets out the contextual analysis which has been undertaken.

Background

The site is located directly south of junction 9 of the M42 motorway and the southern end of the M6 Toll Motorway, to the east of Birmingham and south of Tamworth in the West Midlands. The village of Curdworth is located to the west, beyond the M42. At its closest point, the proposed HS2 railway line will pass the site approximately 250m to the east once constructed. Beyond that to the east is an existing area of employment development named Hams Hall Distribution Park that benefits from an intermodal rail terminal.



Wider Context Map - Northern and Southern Parcel

Strategic Connections and Movement

The A446 is a dual carriageway and key strategic route that connects the northern and southern parcels with the A38 and M6 Toll to the north, providing access to Royal Sutton Coldfield, Lichfield, Cannock and the northwest. To the south, the A446 connects with the M6, A45 and A452, which provides access to Coventry, Balsall Common, Warwick and the south-east. There are existing suitable and direct routes for pedestrians and cyclists to access Hams Hall Industrial Estate, Coleshill Parkway Railway Station (approximately 3.2km from the site) and Coleshill town centre (approximately 4.8km from the site) via Faraday Avenue which would be enhanced by a new signalised crossing facility on the A446 should these development proposals come forward

Existing bus stops are located within a 15-minute walking distance of the site, with services providing between four and six buses per day, serving Tamworth, Royal Sutton Coldfield, Birmingham and Chelmsley Wood.

There are rail services every 30 minutes to Birmingham New Street and Leicester (via Nuneaton and Hinckley) across the week from Coleshill Parkway. Nuneaton and Birmingham New Street are major interchange stations that provide opportunities for onward rail travel nationally. Coleshill Parkway railway station is a c.40-minute walk, or a c.12-minute cycle ride from the site.



Existing Movement Framework - Northern and Southern Parcel