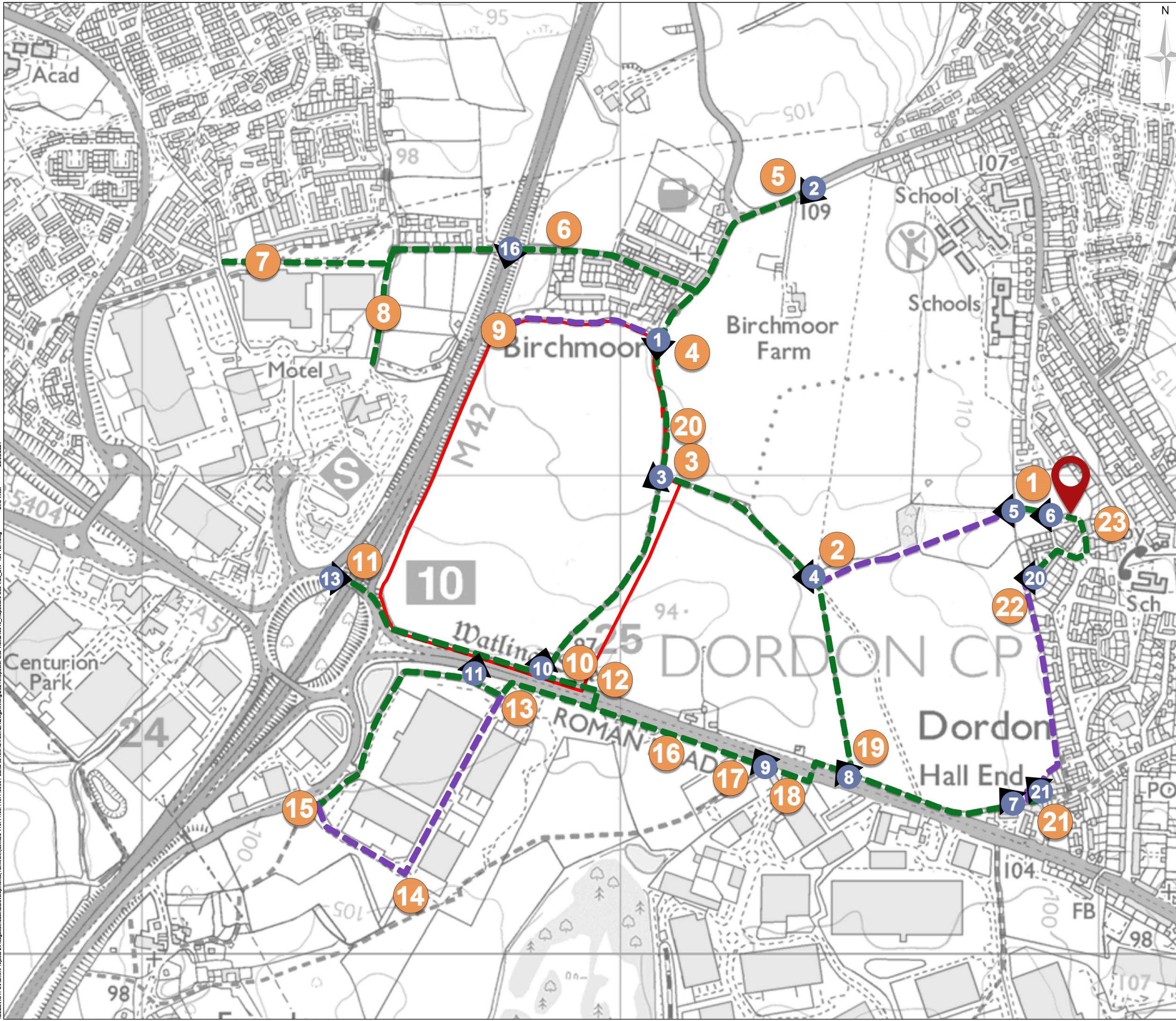


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- Legend:**
- APPEAL SITE
 - WALKING ROUTE
 - WALKING ROUTE OVER PRIVATE LAND PERMITTED BY LANDOWNERS
 - 1 VIEWPOINT LOCATION
 - 📍 MEETING POINT: KITWOOD AVE. RECREATION GROUND CARPARK
What three words: //memo.craziest.scripted.
Postcode B78 1PG

- ITINERARY:**
- 1 VIEWPOINTS 5 AND 6
 - 2 VIEWPOINT 4
 - 3 VIEWPOINT 3
 - 4 VIEWPOINT 1
 - 5 VIEWPOINT 2
 - 6 GREEN LANE AND VIEWPOINT 16
 - 7 NORTH OF RELAY PARK
 - 8 EAST OF RELAY PARK
 - 9 EAST OF M42 MOTORWAY
 - 10 VIEWPOINT 10
 - 11 VIEWPOINT 13
 - 12 CROSS THE A5
 - 13 VIEWPOINT 11
 - 14 TAMWORTH LOGISTICS PARK
 - 15 BUNDS AROUND TAMWORTH LOGISTICS PARK
 - 16 HALL END COTTAGES AND HALL END VILLAS
 - 17 VIEWPOINT 9
 - 18 SIGNALISED CROSSING POINT
 - 19 VIEWPOINT 8
 - 20 RETURN TO VIEWPOINT 3 VIA PUBLIC FOOTPATH AE46/1
 - 21 VIEWPOINTS 7 AND 21 VIA PUBLIC FOOTPATH AE46/1
 - 22 VIEWPOINT 20
 - 23 RETURN TO MEETING POINT AT KITWOOD AVENUE RECREATION CARPARK

**J10, M42
SITE VISIT ITINERARY**

Warrington, James

Subject: FW: APP/R3705/W/24/3336295 - Unattended Site Visit Locations for Inspector - (Appellant's Additional Locations/Itineraries)

Attachments: Appellant Itinerary of Additional Locations (J10 M42 vicinity).pdf; Appellant Itinerary of Additional Locations (J10 M42 vicinity) - Map.jpg; Appellant Itinerary of Additional Locations (beyond J10 M42 area).pdf; HGV Parking Beat Survey Route.pdf

From: Warrington, James
Sent: Thursday, June 20, 2024 12:41 PM
To: Brown, Kerr <KERR.BROWN@planninginspectorate.gov.uk>
Cc: Andrew Collinson <AndrewCollinson@NorthWarks.gov.uk>; Jonathan Weekes <Jonathan.Weekes@argroup.co.uk>; Patrick.Thomas@nationalhighways.co.uk; Margaret Henley <margarethenley@polesworth-pc.gov.uk>; dwh@hodgettsestates.co.uk; Edward Hodgetts <edward@hodgettsestates.co.uk>; Hann, Doug <doug.hann@wsp.com>
Subject: RE: APP/R3705/W/24/3336295 - Unattended Site Visit Locations for Inspector - (Appellant's Additional Locations/Itineraries)

Dear Kerr

As requested by the Inspector, on behalf of the Appellant I provide the following itineraries of unaccompanied site visit locations for the Inspector:

- Appellant itinerary of additional locations within the J10 M42 vicinity (schedule of locations and associated map);
- Appellant itinerary of additional locations beyond the J10 M42 area (maps are embedded within the document);
- HGV Parking Beat Survey Route – extracted from Appendix 14 of the Appellant’s Lorry Parking Need Assessment (CD-A15). This extract contains a map and list of locations visited during the lorry parking beat surveys as undertaken by the Appellant at application stage – please note, for consistency with the surveys undertaken/the methodology adopted at application stage (which in turn is consistent with the methodology used in the DfT National Survey of Lorry Parking), it is advised that the Inspector undertakes this route/itinerary during the evening on a Tuesday, Wednesday or Thursday.

Please can you confirm receipt and forward to the Inspector. We will also provide the Inspector with hard copies to take away with him today.

Kind regards



James Warrington
Associate
BA(Hons) MSc MRTPI

M +44 (0)7391 735952

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Appellant Itinerary of Additional Locations (beyond the J10 M42 area)

Location 1 – DPD Hinckley Hub 5, Burbage, LE10 3FF

Summary: Existing warehouse building of c.480m in length with curved roof form located to the eastern side of M69 (Junction 2) / A5 with associated access, yard areas, parking and landscaping. For clarification, this site is not within Area A or Area 2 as defined by LP6 and WMSESS 2015 & 2021 (maps showing the extent of Area A and Area 2 are appended).

Suggested route: Due to an absence of footpaths along this section of the A5 and the internal estate road, it is suggested that the site is viewed from the car by entering the Hinckley Park estate from the A5 roundabout and following the red route shown on the map extract below. If, however, the Inspector is minded to park and view the location on foot, parking can be at the layby immediately to the left of the access road into the Hinckley Park estate as indicated by the blue “P” on the map extract below.

Map extract:



Location 2 – Magna Park, Lutterworth, LE17 4XR

Summary: Warehouse buildings set within a business park with footpaths, cycleways, landscaped verges, bunds, tree planting, vegetation etc, including screen planting along the A5 boundary / west of Magna Park, attenuation ponds with wetland landscape features. For clarification, this site is not within Area A or Area 2 as defined by LP6 and WMSESS 2015 & 2021 (maps showing the extent of Area A and Area 2 are appended).

Suggested route: It is advised that this location is viewed from the car by following the driving route shown in the map extract below. The “loop” can be driven in either direction.

Map extract:



Land NE J10 M42 Appeal – Appeal Ref: APP/R3705/W/24/3336295

Location 3 – Peddimore, Minworth, The Royal Town of Sutton Coldfield, Birmingham, B76 9AA

Summary: Major warehousing scheme (part-consented, part-developed), granted by Birmingham City Council. It is advised that the latest masterplan (appended) is reviewed in advance of visiting the site. For clarification, this site is within Area A and Area 2 as defined by LP6 and WMSESS 2015 & 2021 (maps showing the extent of Area A and Area 2 are appended).

Suggested route: This location can be seen by car (use the address above in Sat Nav/GPS) and accessed off an A38 roundabout north of Minworth via a road called “Loverose Way” (refer to the red line indicated on the map extract below).

Map extract:



Location 3 Appendix - Peddimore Masterplan



Land identified for construction compound

Land included within the developable area (BDP allocation), within separate ownership and not comprising part of the current IM Properties Planning Application.

Land included within the developable area (BDP allocation), within separate ownership and not comprising part of the current IM Properties Planning Application.

Land NE J10 M42 Appeal – Appeal Ref: APP/R3705/W/24/3336295

Location 4 – Redditch Gateway, south of the A4023, Redditch, B98 9EU

Summary: Reddish Gateway is a 78 acre employment site - has two built buildings of 289,011 sqft and 161,910 sqft. For clarification, this site is not within Area A as defined LP6 and WMSESS 2015. It is within Area 2 as defined by WMSESS 2021 (maps showing the extent of Area A and Area 2 are appended).

Suggested route: The site can be seen by car and accessed via the junction on the A4023 (use the post code in Sat Nav/GPS). The Inspector should note that this location is approximately a 38 minute / 48.9 km drive away from the appeal site and it is advised not to attempt to visit the site during the AM or PM rush hours.

Map extract:



Land NE J10 M42 Appeal – Appeal Ref: APP/R3705/W/24/3336295

Location 5 – Land around Jaguar Land Rover (JLR) Solihull, UK2

Summary: Reg 22 draft Solihull Local Plan proposed allocation, however it is understood that the Local Plan examination has stalled, and its policies and allocations could be subject to change. Therefore, all undeveloped parts of site are currently in the Green Belt. Of the 73 ha potential total net developable (equating to up to and approximately 300,000 sqm), a building for Jaguar Land Rover of 98,000 sqm has already been consented and is in use on the site as well as a JLR vehicle dispatch area equating to 14.5 hectares has been constructed and is in use. Therefore, parcels equating to 27 ha of the 73 potential total hectares have already been taken up, leaving approximately 46 ha across 12 parcels. If / when a new Local Plan is adopted with the site included, for which there is no certainty on timescales, then the remaining 46 hectares of Green Belt released is to be phased over 12 parcels. Phase 2 will see a further 25ha net released over 6 distinct and separated parcels. A later Phase 3 which requires prior relocation of the Solihull Football Club, Solihull Exiles RFC, and Solihull Waste Collection Depot, could provide a further 14 ha net another 6 further parcels. It is understood the policy relating to this land is that it would be specifically allocated for JLR or JLR related suppliers as deemed critical for their UK expansion plans. For clarification, this site is within Area A and Area 2 as defined by LP6 and WMSESS 2015 & 2021 (maps showing the extent of Area A and Area 2 are appended).

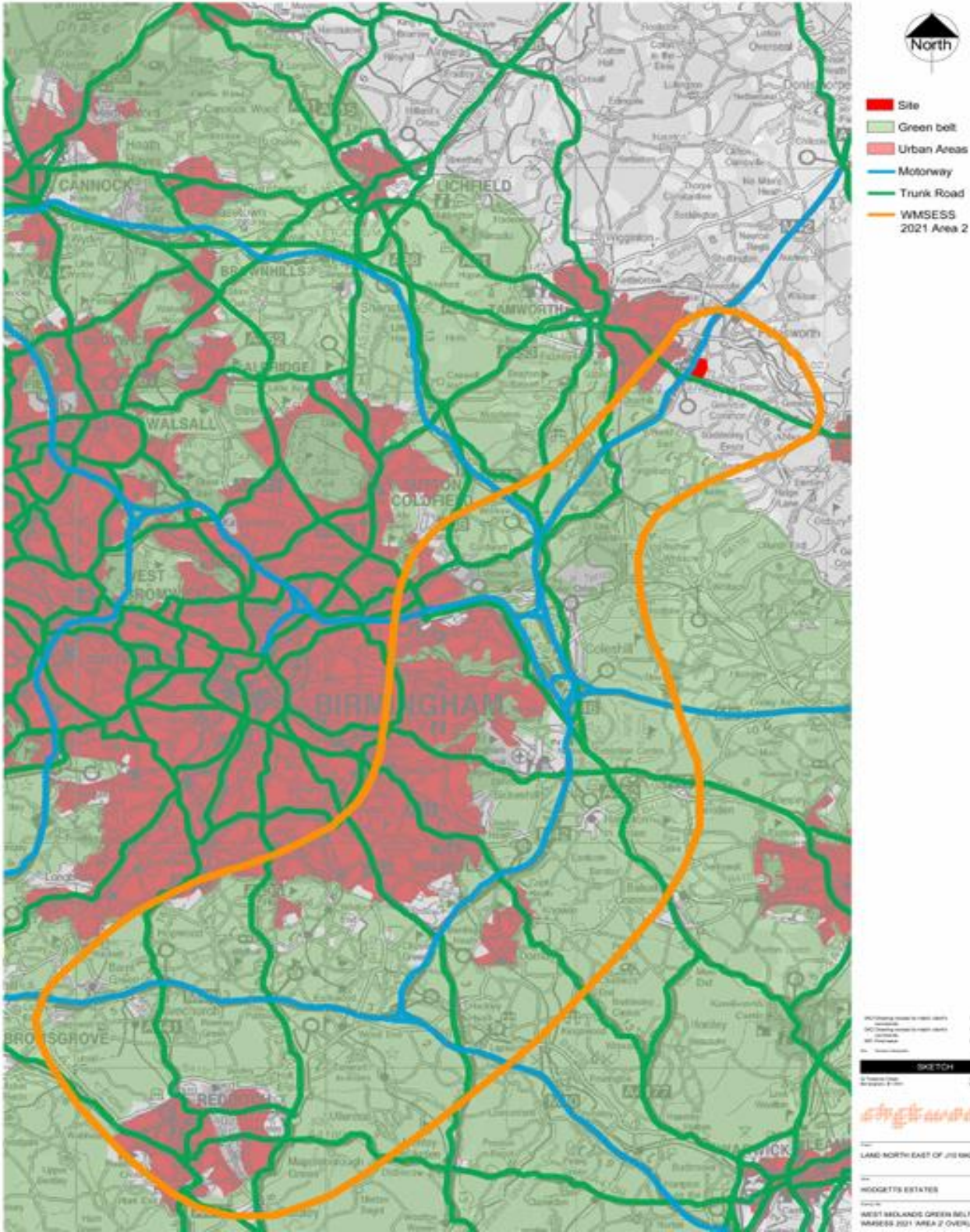
Suggested route: Travel south to junction 6 of M42. At J6 M42 take Coventry Road/A45 westwards passing Birmingham Airport turning left into the site immediately after passing the Holiday Inn. The Inspector should note that this location is approximately a 23 minute / 25 km drive away from the appeal site and it is advised not to attempt to visit the site during the AM or PM rush hours.

Map extract:



APPENDICES

Appendix 2 - Area 2 from WMSESS 2021 positioned on OS Map with Green Belt and Urban Areas



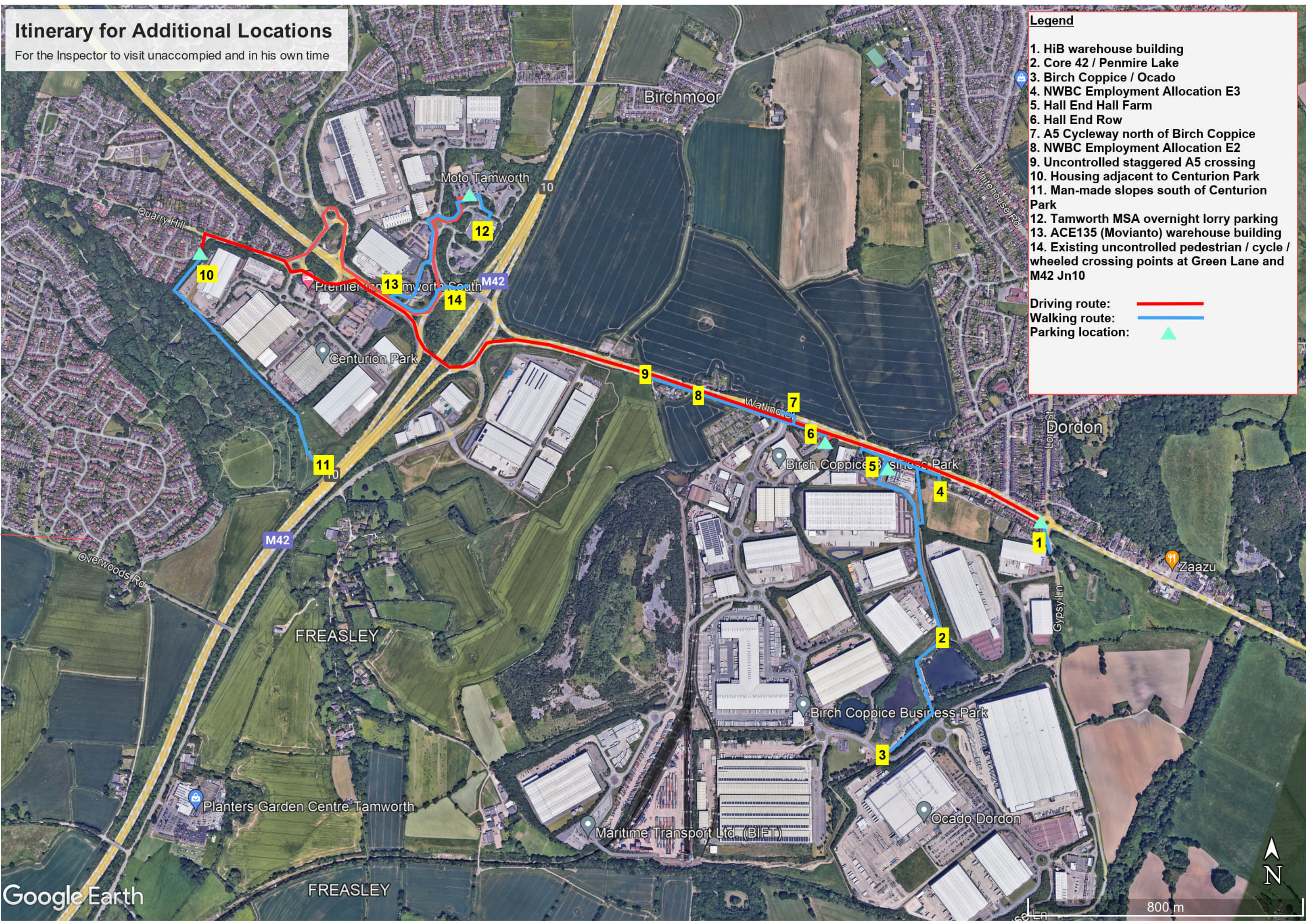
Itinerary for Additional Locations

For the Inspector to visit unaccompanied and in his own time

Legend

1. HiB warehouse building
2. Core 42 / Penmire Lake
3. Birch Coppice / Ocado
4. NWBC Employment Allocation E3
5. Hall End Hall Farm
6. Hall End Row
7. A5 Cycleway north of Birch Coppice
8. NWBC Employment Allocation E2
9. Uncontrolled staggered A5 crossing
10. Housing adjacent to Centurion Park
11. Man-made slopes south of Centurion Park
12. Tamworth MSA overnight lorry parking
13. ACE135 (Movianto) warehouse building
14. Existing uncontrolled pedestrian / cycle / wheeled crossing points at Green Lane and M42 Jn10

Driving route: —
Walking route: —
Parking location: ▲



Land NE M42 J10 Appeal – Appellant’s Itinerary for Inspector’s Site Visit of Additional Locations (within the appeal site vicinity)

Itinerary Location	Relevance of Location to Appeal	Routing Instructions	What.3.Words Location
<p>1. HiB, Birch Coppice Business Park Phase 3</p>	<p>Warehousing (HiB) – 12m in height – located at Birch Coppice Business Park Phase 3.</p> <p>Nearby recent example where large scale warehouse development has been approved directly adjacent to residential development, and in this instance the settlement boundary of Dordon also.</p> <p>Former greenfield site.</p> <p>Former site allocation in emerging North Warwickshire Site Allocations Development Plan Document¹.</p>	<p>It is advised to park up on the westbound A5 west of Dordon roundabout and walk.</p> <p>To view the relationship of warehousing to adjacent residential development.</p> <p>For information, you will have passed through the A5/Dordon roundabout en-route to this location, which is one of the junctions assessed in the TA.</p>	<p>Park at: Ignoring.invents.cubic</p> <p>Whizzing.fixture.apart (HiB warehouse)</p>
<p>2. Core 42 Business Park / Penmire Lake</p>	<p>Example of the high quality public realm and landscaping scheme implemented by the Appellant at Core 42 Business Park.</p>	<p>Park at the grass layby to the east of the entrance to Core 42, then walk south along Meridian Drive, south along public footpath AE49 and west after Penmire Lake until Danny Morson Way where the Ocado retaining wall (Itinerary Location No.3) is located to the south.</p>	<p>Park at: Vandalism.camper.repeated</p> <p>Decanter.soups.perfect (location at point of AE49 north of Penmire Lake prior to heading west)</p>
<p>3. Birch Coppice Business Park Phase 2</p>	<p>Example of curved roof warehouse building.</p> <p>Retaining wall under the Ocado warehouse building.</p> <p>Example of nearby earthworks and engineering works deemed acceptable within Tamworth Fringe Uplands Landscape Character Area².</p>	<p>As per Itinerary Location No.2 route instructions (see above).</p>	<p>Journey.went.resonated (location at which to view Ocado retaining wall to south)</p>

¹ Abandoned in favour of North Warwickshire Local Plan 2021 (**CD-F6**)

² North Warwickshire Landscape Character Assessment and Capacity Study August 2010 FPCR (**CD-G1**)

Land NE M42 J10 Appeal – Appellant’s Itinerary for Inspector’s Site Visit of Additional Locations (within the appeal site vicinity)

	Former greenfield site (arable farm land).		
4. NWBC Employment Allocation E3 / Birch Coppice Miners Social Welfare Centre and Playing Fields.	Local Plan Employment Allocation E3 for employment uses appropriate to its location reflecting the proximity with existing leisure and residential development and accessed off the adjoining employment site. The existing recreation use will be replaced and relocated to an alternative location north of the A5, identified as site OS1 on the policies map. It will be made available for use prior to the start of construction of the employment site	From the parking location for Itinerary Location No.2, walk to Meridian Drive/A5 signalised junction and walk east along A5 to the access for the existing Birch Coppice Miners Social Welfare Centre. Exit via same access and head towards Itinerary Location No.5. Alternatively, head south from A5 along public footpath AE49 which runs along the western boundary of Employment Allocation E3.	Bristle.guideline.september (Birch Coppice Miners Social Welfare Centre and Playing Fields) Internal.spurned.currently (public footpath AE49)
5. Hall End Hall	Nearest designated heritage asset to the appeal site. Its heritage significance is severely diminished as a result of the large scale employment allocation and subsequently constructed development at Core 42 Business Park, a former site allocation in emerging North Warwickshire Site Allocations Development Plan Document. There is also no intervisibility between the appeal site and this heritage asset. In relation to Core 42 and Hall End Hall, it is another local example of large scale employment development allocated and approved by NWBC directly adjacent to housing.	From Itinerary Location No.4, walk west along A5 westbound footpath to Hall End Hall entrance. Return to car at the parking location for Itinerary Location No.2 and travel along A5 westbound.	Severe.using.awoken (location at which to view Hall End Hall and adjacent warehouse buildings)
6. Hall End Row	Row of houses south of the A5 between the entrances to Birch Coppice and Core 42 business parks.	This Itinerary Location can be accessed by turning left out of Core 42 and turning left into the first exist available.	Park here: Angers.flotation.inches

Land NE M42 J10 Appeal – Appellant’s Itinerary for Inspector’s Site Visit of Additional Locations (within the appeal site vicinity)

	In relation to Birch Coppice and Hall End Row, another local example of large scale employment development allocated and approved by NWBC directly adjacent to houses.		
7. A5 cycleway at Birch Coppice entrance and adjacent houses.	Pinch point along this section of the A5 cycleway on the north side of the A5 at the entrance to Birch Coppice. Cycle permeability and safety will be vastly improved by proposed new and upgraded routes.	This Itinerary Location can be seen by walking from Hall End Row to these specific locations. Return towards Hall End Row (Itinerary Location No.6).	Rooms.starts.dark (pinch point at entrance to Birch Coppice) Reef.hobby.hours (pinch point at houses north of A5)
8. NWBC Employment Allocation E2	Local Plan Employment Allocation E2. Approximately 5.1 hectares gross area allocated for employment purposes on land to the immediate west of Birch Coppice south of the A5 at Dordon. Landscaping will be required along the A5 and to the residential properties on the A5. The allotments with appropriate services and associated infrastructure, must be replaced and relocated to the alternative location to the north of the A5, identified as site OS1 on the policies map, prior to the start of construction. A recent local example of potential buildings of greater than 50,000 sqft scale employment development identified and allocated by NWBC directly adjacent to houses.	This location can be viewed en-route from Itinerary Location No.6 when travelling on the A5 westbound (on your left in the location specified). Alternatively, the location is best viewed by walking west along the A5 from Hall End Row (Itinerary Location 6).	Hung.wiser.legend (footway south of A5)
9. Existing uncontrolled staggered crossing of A5 near to site entrance.	As part of the appeal scheme, this existing crossing would be replaced and significantly improved by the proposed signalised site access junction with	This Itinerary Location can be viewed en-route from Itinerary Location No.8 to Itinerary Location No.10 when travelling on	Proven.slang.penny (crossing point)

Land NE M42 J10 Appeal – Appellant’s Itinerary for Inspector’s Site Visit of Additional Locations (within the appeal site vicinity)

	pedestrian, cycle and wheeled crossing facilities.	the A5 westbound (the staggered crossing is within the central reservation). Alternatively, the location is best viewed by walking west along the A5 from Hall End Row (Itinerary Location 6).	
10. Housing adjacent to Centurion Park	Residential development adjacent to warehouse led business park. Effectiveness of planting at screening large scale employment development from neighbouring residential properties.	It is advised to park up at the road named ‘Falcon’ off Quarry Hill at which point you can immediately experience the housing adjacent to Centurion Park.	Park at: Entertainer.solve.hops
11. South of Centurion Park	Business park includes bunding, attenuation pond and tree planting adjacent south of commercial buildings and next to M42, accessible from bridleway AE56. As above, these man made bunds were deemed acceptable by NWBC and are now a feature of the Tamworth Fringe Uplands Landscape Character Area. Former greenfield site. Former site allocation in emerging North Warwickshire Site Allocations Development Plan Document. Note effectiveness of the tree lined hedgerow at screening Centurion Park from bridleway AE56 immediately to the south. Contrasts with extensive screening proposed, up to 134m in width.	From the parking location for Itinerary Location No.10, walk south and east along the arm of bridleway AE56 immediately south of Centurion Park warehousing and arrive at the bund adjacent to the M42, directly south of Centurion Park. For information, en-route to this location you will pass through a number of junctions along the A5, including the Core 42/A5 junction, the Birch Coppice/A5 junction and the M42 Junction 10 gyratory and then also pass through the southern Pennine Way roundabout – all of which were assessed junctions in the TA.	Shack.trader.quest (approximate mid-point of walk along AE56 route) Serve.rarely.proper (end of AE56 route / location of man made slopes adjacent to M42 and south of Centurion Park)

Land NE M42 J10 Appeal – Appellant’s Itinerary for Inspector’s Site Visit of Additional Locations (within the appeal site vicinity)

<p>12. Tamworth MSA lorry parking.</p>	<p>Motorway Service Area with overnight lorry parking.</p> <p>Identified as ‘Cheap and Cheerful’, the lowest level assessed in the Lorry Parking Demand Assessment 2019 (CD-I42).</p> <p>No.12 of 38 proposed additional lorry parking spaces where works are indicated as having begun in November 2023 (CD-I98), although to date not complete and presently works are halted.</p> <p>Understood that HGV showers, WCs, and other services have not been invested in for a significant period of time.</p>	<p>Accessed off Green Lane roundabout. The specific location within Tamworth MSA is the overnight lorry parking area.</p> <p>At the Green Lane roundabout junction into Tamworth MSA you will also pass by the Relay Park cycle link.</p>	<p>Park at: Talked.cost.remove</p> <p>Milky.nights.jeeps (existing lorry parking)</p> <p>Pinks.handy.turkey (12 of 38 lorry parking spaces where works have commenced but presently paused)</p> <p>Garden.curving.grid (services)</p>
<p>13. ACE 135 (Movianto Tamworth) warehouse building.</p>	<p>Example of curved roof warehouse building.</p>	<p>This building can be seen by walking from the parking location for Itinerary Location No.12 using the route shown.</p>	<p>Thanks.end.pass (Viewpoint of ACE135 (Movianto) warehouse building)</p>
<p>14. Existing uncontrolled pedestrian/cycle/wheeled crossing points on northern gyratory of M42 Junction 10 and at Green Lane.</p>	<p>As part of the appeal scheme, the existing uncontrolled crossing points would be upgraded to signalised pedestrian, cycle and wheeled crossing facilities.</p>	<p>These can be seen from the car en-route from Itinerary Location No.11 to No.12, although they are best viewed on foot following the walking route shown between Itinerary Location No.13 and No.14.</p>	<p>Clues.drums.stow (A5/Green Lane)</p> <p>Script.assist.every (A5/M42 Jn10)</p>

Warrington, James

From: Warrington, James
Sent: 28 June 2024 09:55
To: Kerr.Brown@planninginspectorate.gov.uk
Cc: Andrew Collinson; 'Bunn, Nick'; Tony Burrows; Moises Mugerza; dwh@hodgettsestates.co.uk; Margaret Henley; Jonathan Weekes; Thomas, Patrick; Edward Hodgetts; Hann, Doug; Paul G Tucker KC
Subject: RE: Highways Site visit - Appeal
Attachments: Appellant's Unaccompanied Highways Site Visit Itinerary.pdf

Kerr

Please find attached the Appellant's itinerary of locations to see from a highways perspective, as requested by the Inspector. NWBC have also provide their proposed locations in this email trail (see below) – we have not received any requests for additional locations from NH, WCC or the LR6P.

Please can you forward to the Inspector and ask him to note that he has already visited the majority of these locations (specifically locations 4, 5, 6, 7, 8 and 9) as part of the Landscape site visit (as is also noted in the map).

Kind regards



James Warrington

Associate

BA(Hons) MSc MRTPI

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From: Warrington, James
Sent: Thursday, June 27, 2024 2:43 PM
To: Thomas, Patrick <Patrick.Thomas@nationalhighways.co.uk>
Cc: 'Andrew Collinson' <AndrewCollinson@NorthWarks.gov.uk>; 'Bunn, Nick' <Nick.Bunn@tetrattech.com>; Tony Burrows <tonyburrows@warwickshire.gov.uk>; Moises Mugerza <MoisesMugerza@warwickshire.gov.uk>; dwh@hodgettsestates.co.uk; Margaret Henley <margarethenley@polesworth-pc.gov.uk>; Jonathan Weekes <Jonathan.Weekes@argroup.co.uk>
Subject: RE: Highways Site visit - Appeal

Patrick

Further to Tuesday's highways roundtable session during which the Inspector requested itineraries from the parties for an unaccompanied site visit of highway-related locations, please find attached the Appellant's suggested itinerary.

Andrew has provided some locations from an NWBC perspective and comments from other parties are still awaited.

In terms of the Appellant's itinerary, the Inspector has already seen a number of these locations as part of the accompanied landscape site visit in week 1 of the inquiry, which we have noted within the attached. Please can you advise if you have any comments on this itinerary before we pass on to the Inspector?

Kind regards



James Warrington

Associate
BA(Hons) MSc MRTPI

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From: Andrew Collinson <AndrewCollinson@NorthWarks.gov.uk>
Sent: Wednesday, June 26, 2024 3:52 PM
To: 'Bunn, Nick' <Nick.Bunn@tetrattech.com>; Warrington, James <james.warrington@wsp.com>
Cc: Thomas, Patrick <Patrick.Thomas@nationalhighways.co.uk>; Tony Burrows <tonyburrows@warwickshire.gov.uk>; Moises Muguerza <MoisesMuguerza@warwickshire.gov.uk>
Subject: Highways Site visit - Appeal

Nick,

Further to the round table discussion yesterday it was indicated about preparing a site visit itinerary (unaccompanied) relating to Highways.

Our comments would be that the Inspector should look at rights of ways North & East of the site, now and proposed, and to visualise them at night as well.

Moises may have additional comments to make in this respect too.



Andrew Collinson

Principal Development Control Officer
North Warwickshire Borough Council

Phone: 01827 719228

Days: Monday to Friday

Web: www.northwarks.gov.uk

Social:     



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Warrington, James

From: Warrington, James
Sent: 20 June 2024 18:08
To: Andrew Collinson; Jonathan Weekes; dwh@hodgettsestates.co.uk; 'Brown, Kerr'
Cc: 'Margaret Henley'; 'Edward Hodgetts'; 'Thomas, Patrick'; 'Skinner, Helen'; Jeff Brown; Sam Oxley; 'Jeremy Smith'; Hann, Doug
Subject: RE: APP/R3705/W/24/3336295: Land north east of Junction 10 of the M42 Motorway / north of the A5, Dordon - Inspectors Site Visit
Attachments: J10-M42-Site Visit Itinerary rev A.pdf

Thanks Andrew, Jonathan, for your agreement to the accompanied site visit itinerary (noting your additional points below).

@'Brown, Kerr' – please can you forward the attached Site Visit Itinerary plan/map and refer to the Inspector to the two emails below which note additional points for the site visit but that we all agreed did not warrant an update to the plan/map (and associated delays in updating) as these additional points can easily be picked up / explained during the course of the site visit. Please can you therefore forward to the Inspector ahead of tomorrow's accompanied site visit. I will hand the Inspector a hard copy of the attached plan/map at the end of today's session.

Kind regards



James Warrington
Associate
BA(Hons) MSc MRTPI

M +44 (0)7391 735952

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From: Andrew Collinson <AndrewCollinson@NorthWarks.gov.uk>
Sent: Thursday, June 20, 2024 5:20 PM
To: Jonathan Weekes <Jonathan.Weekes@argroup.co.uk>; dwh@hodgettsestates.co.uk; Warrington, James <james.warrington@wsp.com>
Cc: 'Margaret Henley' <margarethenley@polesworth-pc.gov.uk>; 'Edward Hodgetts' <edward@hodgettsestates.co.uk>; 'Thomas, Patrick' <Patrick.Thomas@nationalhighways.co.uk>; 'Brown, Kerr' <KERR.BROWN@planninginspectorate.gov.uk>; 'Skinner, Helen' <HELEN.SKINNER@planninginspectorate.gov.uk>; Jeff Brown <JeffBrown@NorthWarks.gov.uk>; Sam Oxley <sam.oxley@landuse.co.uk>; 'Jeremy Smith' <jsmith@slrconsulting.com>
Subject: RE: APP/R3705/W/24/3336295: Land north east of Junction 10 of the M42 Motorway / north of the A5, Dordon - Inspectors Site Visit

Jonathan/David/James,

Further to our discussion this afternoon appreciate your site visit itinerary.

In respect of this we are happy with the map and have permission of St Modwens to go through their site.

There is one exception in that from point 22 we should go north back to point 5 to then onto Kitwood Park to finish the site visit. Rather than amending the plan this can be explained on site.

I believe it is likely that the following will be present:

David Wildsmith – Planning Inspector
David Hodgetts - Appellant
Jeremy Smith - Appellant
Jonathan Weekes – LR6 Party
Sam Oxley – the Council
Andrew Collinson – the Council

Other interested parties – not known at present.



Andrew Collinson

Principal Development Control Officer
North Warwickshire Borough Council

Phone: 01827 719228

Days: Monday to Friday

Web: www.northwarks.gov.uk

Social:     



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From: Jonathan Weekes <Jonathan.Weekes@argroup.co.uk>

Sent: Thursday, June 20, 2024 2:15 PM

To: dwh@hodgettsestates.co.uk; Andrew Collinson <AndrewCollinson@NorthWarks.gov.uk>; 'Warrington, James' <james.warrington@wsp.com>

Cc: 'Margaret Henley' <margarethenley@polesworth-pc.gov.uk>; 'Edward Hodgetts' <edward@hodgettsestates.co.uk>; 'Thomas, Patrick' <Patrick.Thomas@nationalhighways.co.uk>; 'Brown, Kerr' <KERR.BROWN@planninginspectorate.gov.uk>; 'Skinner, Helen' <HELEN.SKINNER@planninginspectorate.gov.uk>; Jeff Brown <JeffBrown@NorthWarks.gov.uk>; 'Sam Oxley' <Sam.Oxley@landuse.co.uk>; 'Jeremy Smith' <jsmith@slrconsulting.com>

Subject: RE: APP/R3705/W/24/3336295: Land north east of Junction 10 of the M42 Motorway / north of the A5, Dordon - Inspectors Site Visit

Caution: Warning external email

David

Following our conversation, the LR6P are content with the proposed accompanied site visit route, but note that access to two properties has been arranged to establish the views from the properties overlooking the Strategic Gap.

- A. 36A Birchwood Avenue, Dordon – this can be visited easily from the meeting point on the Kitswood Avenue Recreation Ground

- B. 23 Birch Grove, Birchmoor – this can be visited with a small diversion off Green Lane between points 5 and 6.

For openness, there is a small dog at 23 Birch Grove, just in case there is anyone afraid of dogs.

Kind regards,

Jonathan



Jonathan Weekes BSc (Hons) MA TP MRTPI
Technical Director

AITCHISON RAFFETY - PROPERTY CONSULTANTS

☎ 01604 880163 | 01604 979465 📱 07814 522016

✉ Jonathan.Weekes@argroup.co.uk 🌐 www.argroup.co.uk

📍 The Granary, Spring Hill Office Park, Harborough Road, Pitsford, Northampton, N



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From: dwh@hodgettsestates.co.uk <dwh@hodgettsestates.co.uk>

Sent: Thursday, June 20, 2024 12:51 PM

To: 'Andrew Collinson' <AndrewCollinson@NorthWarks.gov.uk>; 'Warrington, James' <james.warrington@wsp.com>; Jonathan Weekes <Jonathan.Weekes@argroup.co.uk>

Cc: 'Margaret Henley' <margarethenley@polesworth-pc.gov.uk>; 'Edward Hodgetts' <edward@hodgettsestates.co.uk>; 'Thomas, Patrick' <Patrick.Thomas@nationalhighways.co.uk>; 'Brown, Kerr' <KERR.BROWN@planninginspectorate.gov.uk>; 'Skinner, Helen' <HELEN.SKINNER@planninginspectorate.gov.uk>; 'Jeff Brown' <JeffBrown@NorthWarks.gov.uk>; 'Sam Oxley' <Sam.Oxley@landuse.co.uk>; 'Jeremy Smith' <jsmith@slrconsulting.com>

Subject: RE: APP/R3705/W/24/3336295: Land north east of Junction 10 of the M42 Motorway / north of the A5, Dordon - Inspectors Site Visit

External Email

All,

Based on comments received from all parties, we have prepared the attached Site Visit Itinerary.

record the date and time of the picture. The team will undertake two laps of the set route each night, recording and photographing HGVs on each lap as described. This will also provide an opportunity to take a food/drink and comfort break between laps.

Locations and Route

Conforming to the survey methodology adopted by the National Survey of Lorry Parking (which assessed parking at sites within 5km of the strategic road network), the parking beat survey is to quantify parking at known and potential inappropriate non truck-stop locations within a 5km radius of the M42 Jct 10. The known and potential inappropriate non truck-stop locations were identified by means of a desk-top mapping exercise, supplemented by local knowledge of Hodgett Estates' management. Where locations are beyond the 5km radius but the access road from the strategic road network is within the distance, these locations have also been included in the survey. Having identified the known and potential inappropriate non truck-stop locations, a set route was then devised in order to visit each location in the most efficient manner.

As a further measure, Tamworth MSA will also be visited on the set route, with any excess parking also recorded. This is defined as the number of HGVs parking away from the designated HGV parking bays, such as on the side of entry/exit slip roads, grass verges and in parking areas reserved for other uses (e.g. coaches, caravans etc..). The locations and the set route are as follows. They are illustrated on the maps following.

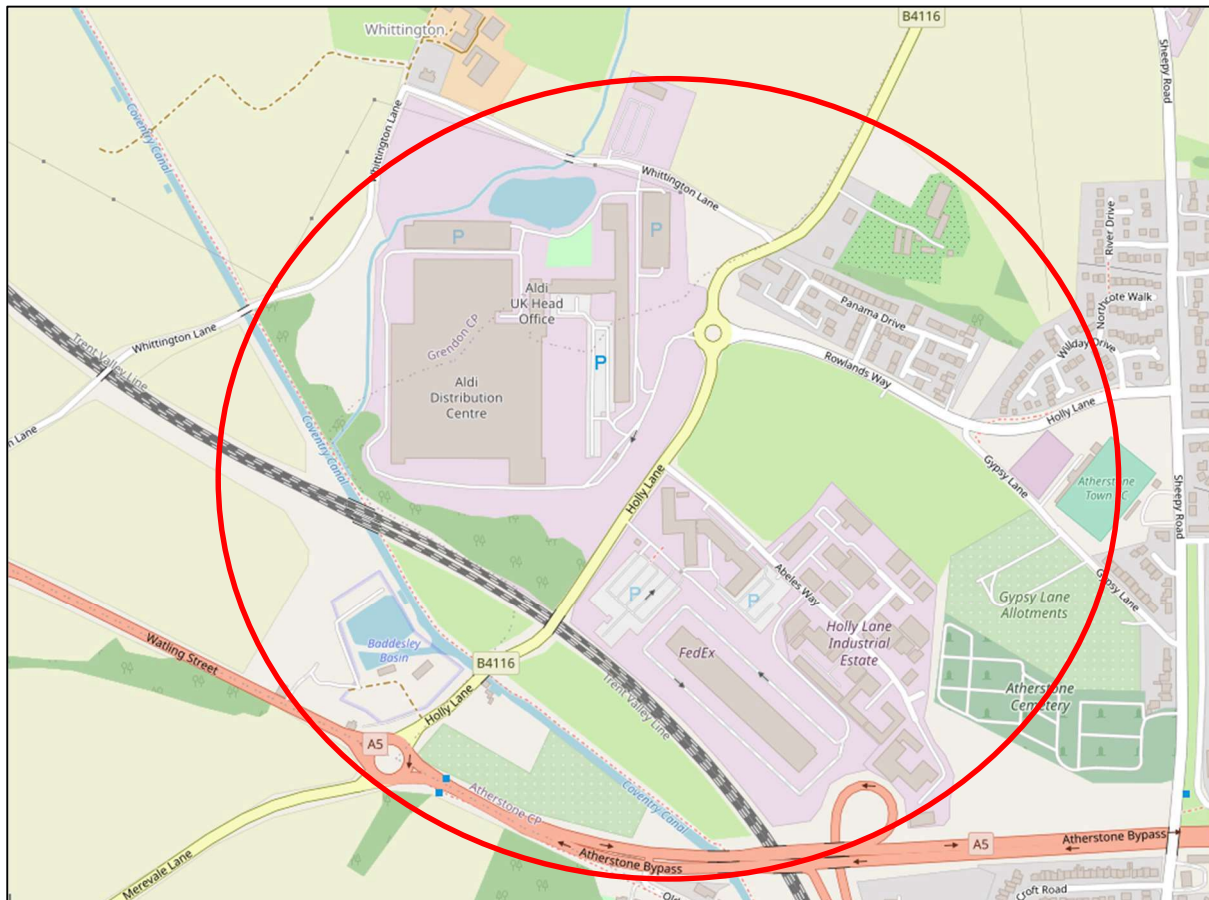
1. Carylton Road Industrial Estate, Atherstone;
2. Holly Land Industrial Estate and Aldi UK HQ, Atherstone;
3. A5 Corridor – Atherstone to Junction 10;
4. Core 42 Business Park, Dordon;
5. Birch Coppice Business Park, Dordon;
6. St Modwens Park Tamworth, Jct 10 M42;
7. Kingsbury Link Business Park and Oil Terminals (BP and Valero Energy), Kingsbury;
8. Centurion Park, Jct 10 M42;
9. Relay Park, Jct 10 M42;
10. Tamworth MSA
11. Old Watling Street corridor – Jct 10 to Sutton Road though Wilnecote and Fazeley
12. Tame Valley Industrial Estate, Tamworth;
13. Riverside Industrial Estate, Fazeley, Tamworth;
14. Drayton Manor Business Park, Fazeley, Tamworth;
15. Ventura Park, Tamworth;
16. Lichfield Road Industrial Estate, Tamworth;
17. Kettlebrook Road Industrial Area, Tamworth;
18. Amington Industrial Estate, Tamworth

In addition, HGVs parking at any other locations not covered by the above list will also be recorded/photographed as described (using a separate pro-forma for each location).

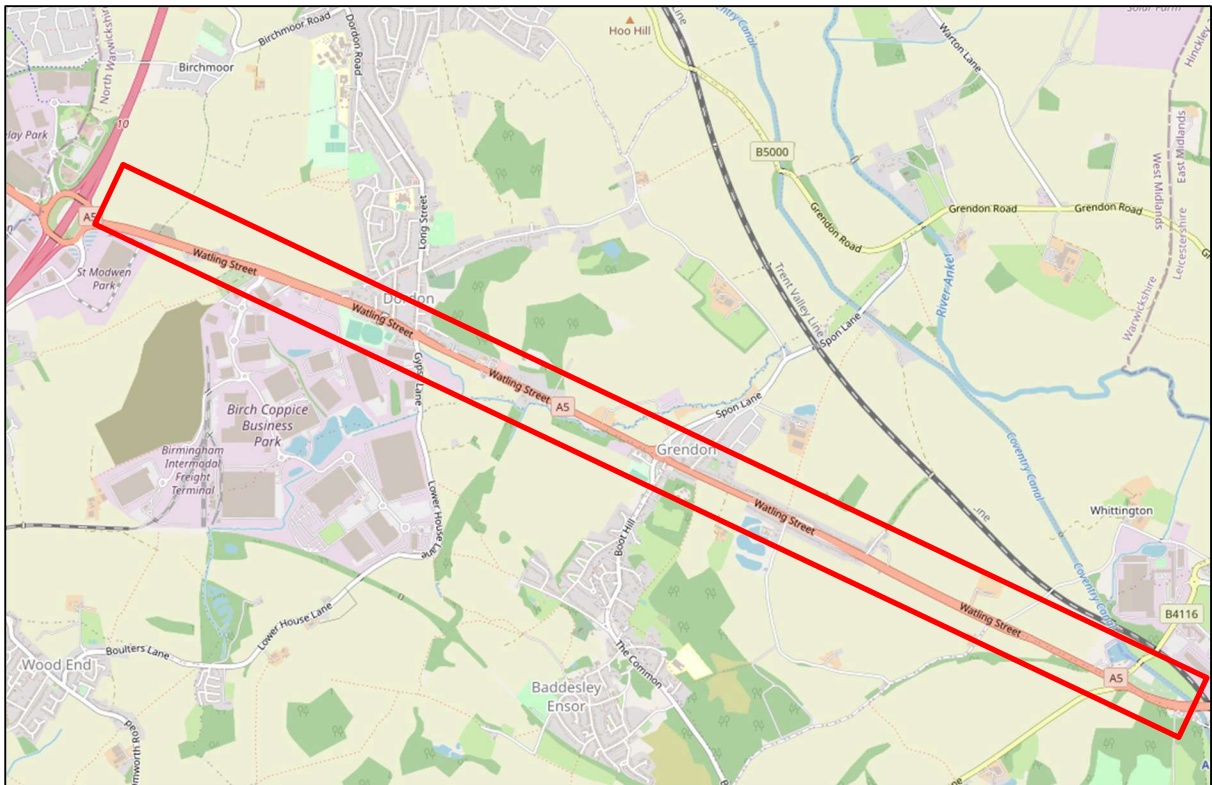
Carylon Road, Atherstone



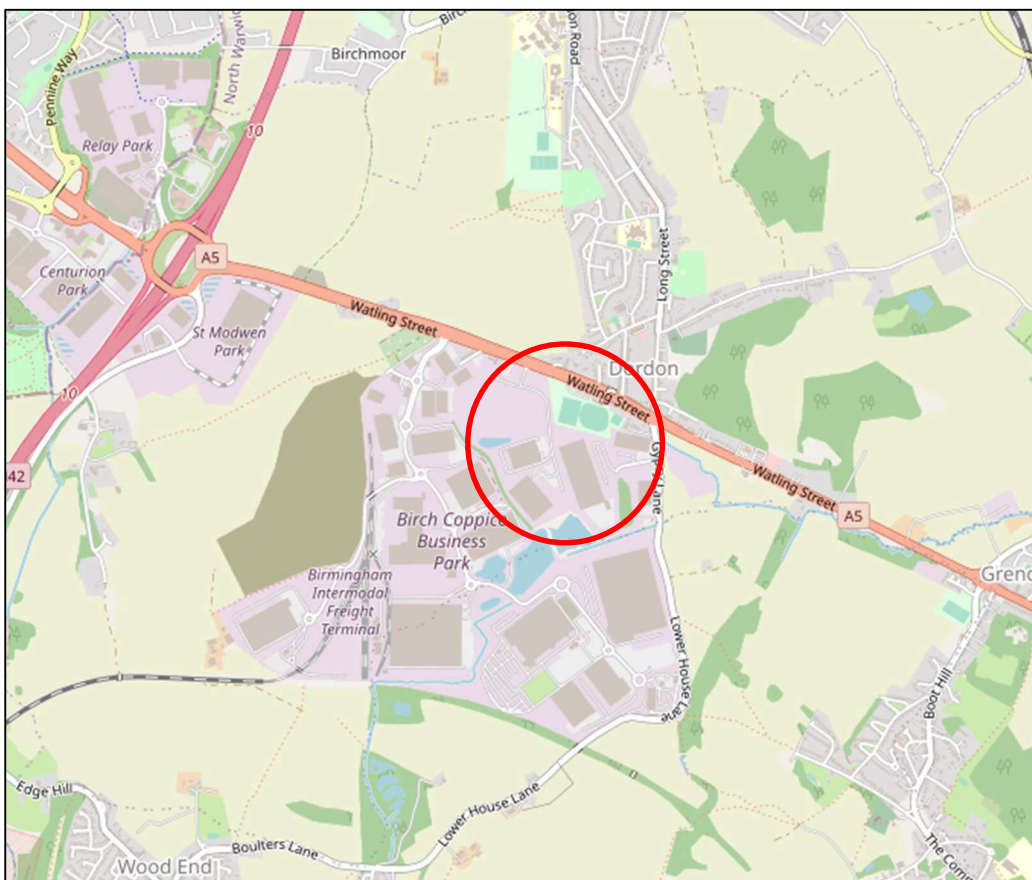
Holly Lane, Atherstone



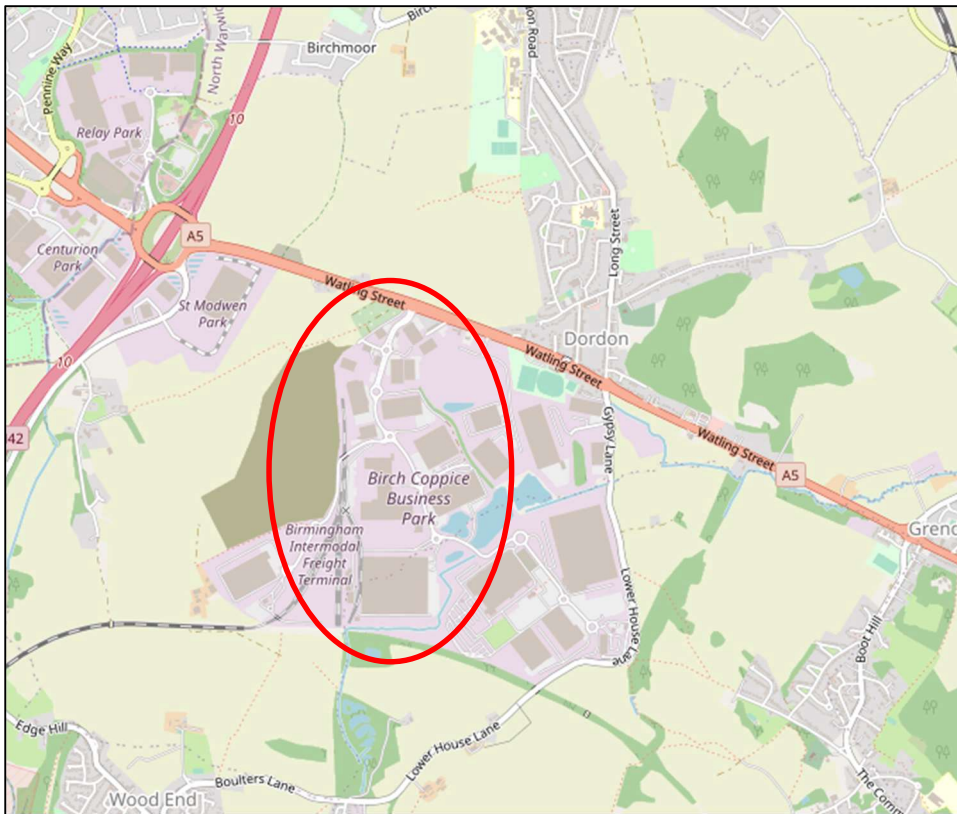
A5 Corridor – Jct 10 to Atherstone



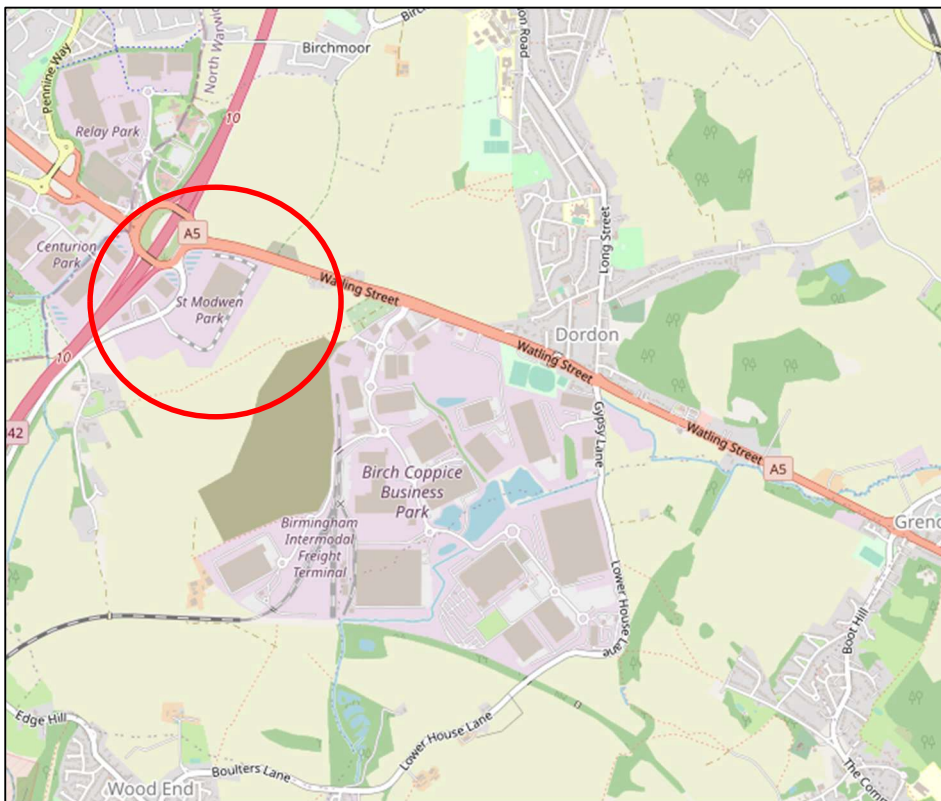
Core 42



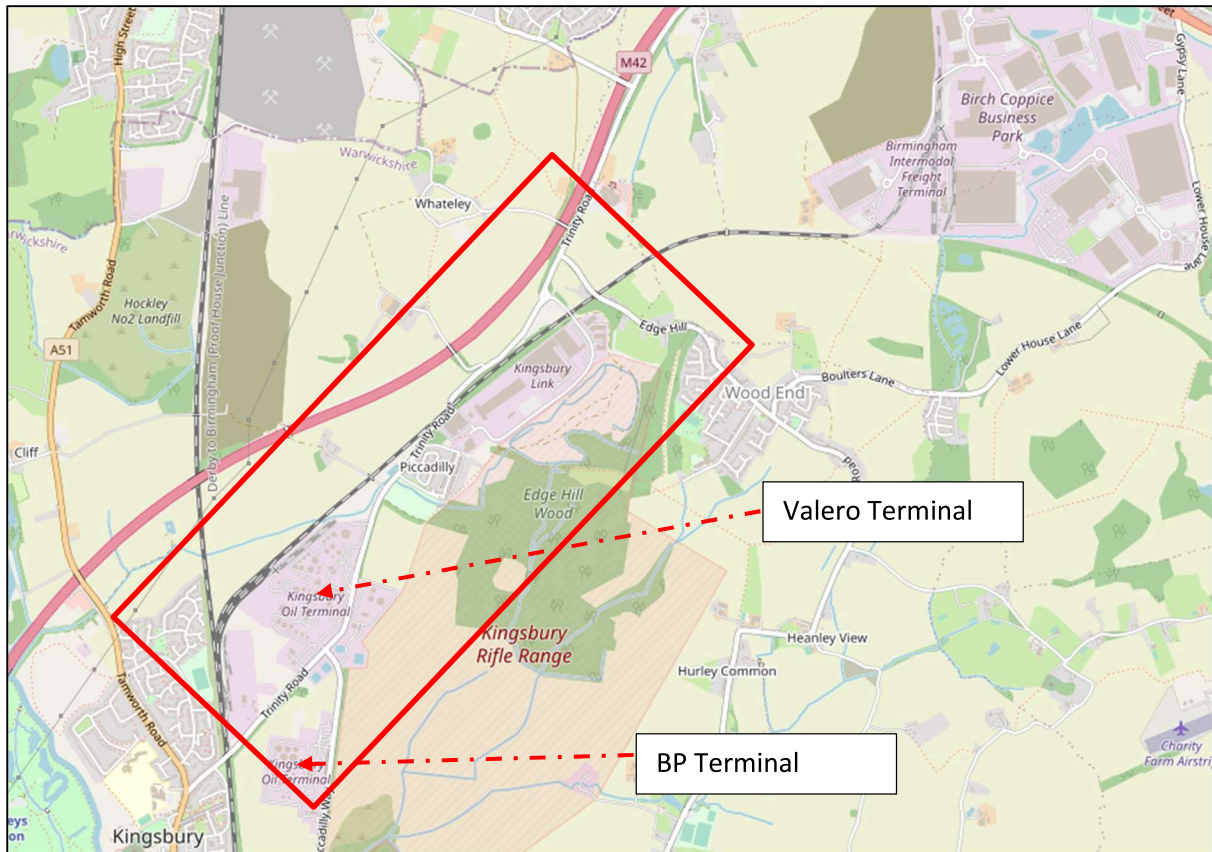
Birch Coppice



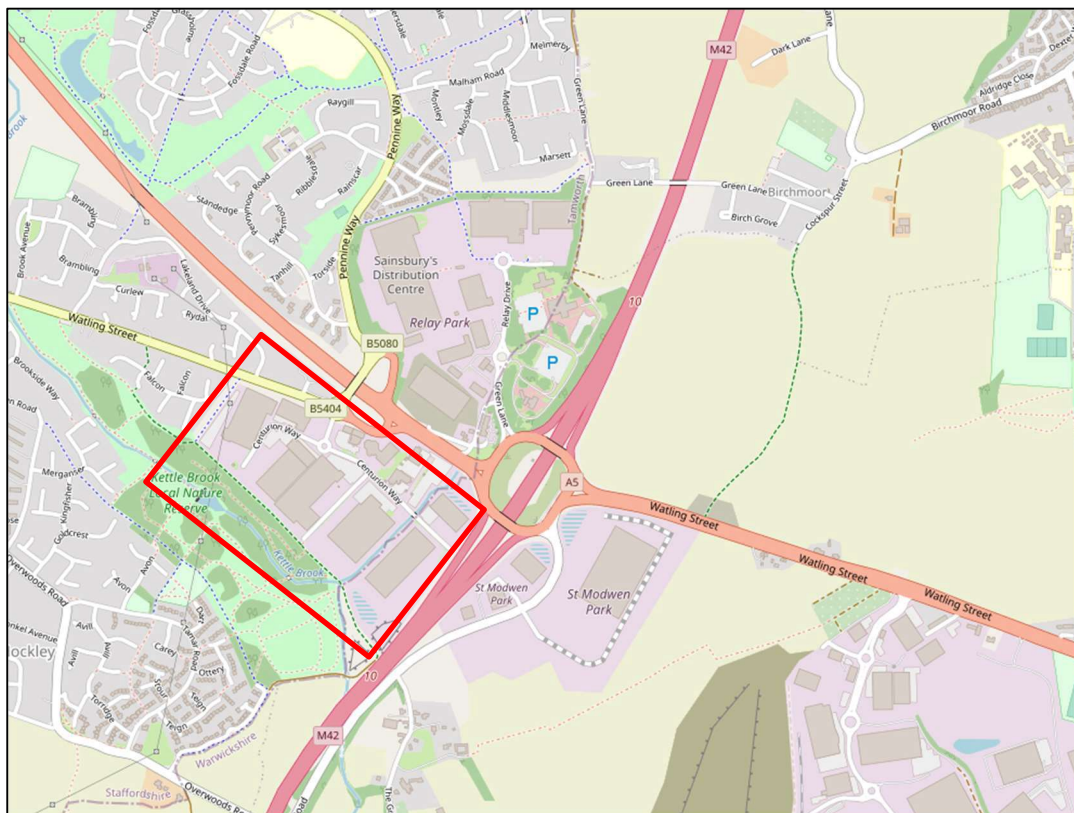
St Modwen Park



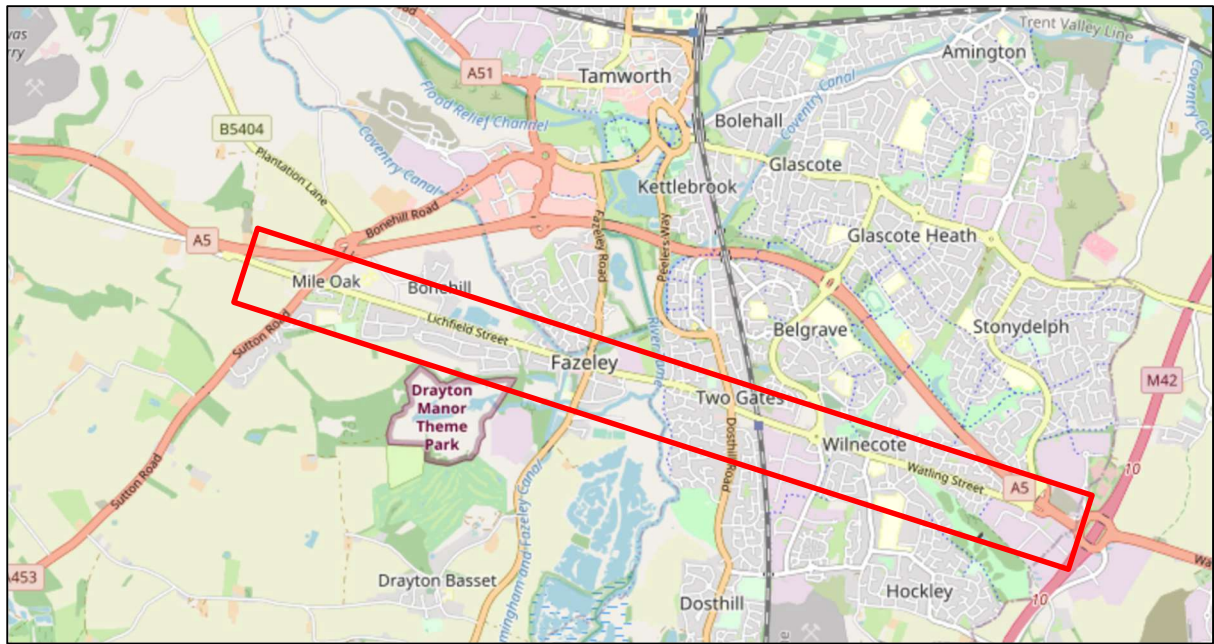
Kingsbury Link and Oil Terminals (both BP and Valero Energy oil terminals)



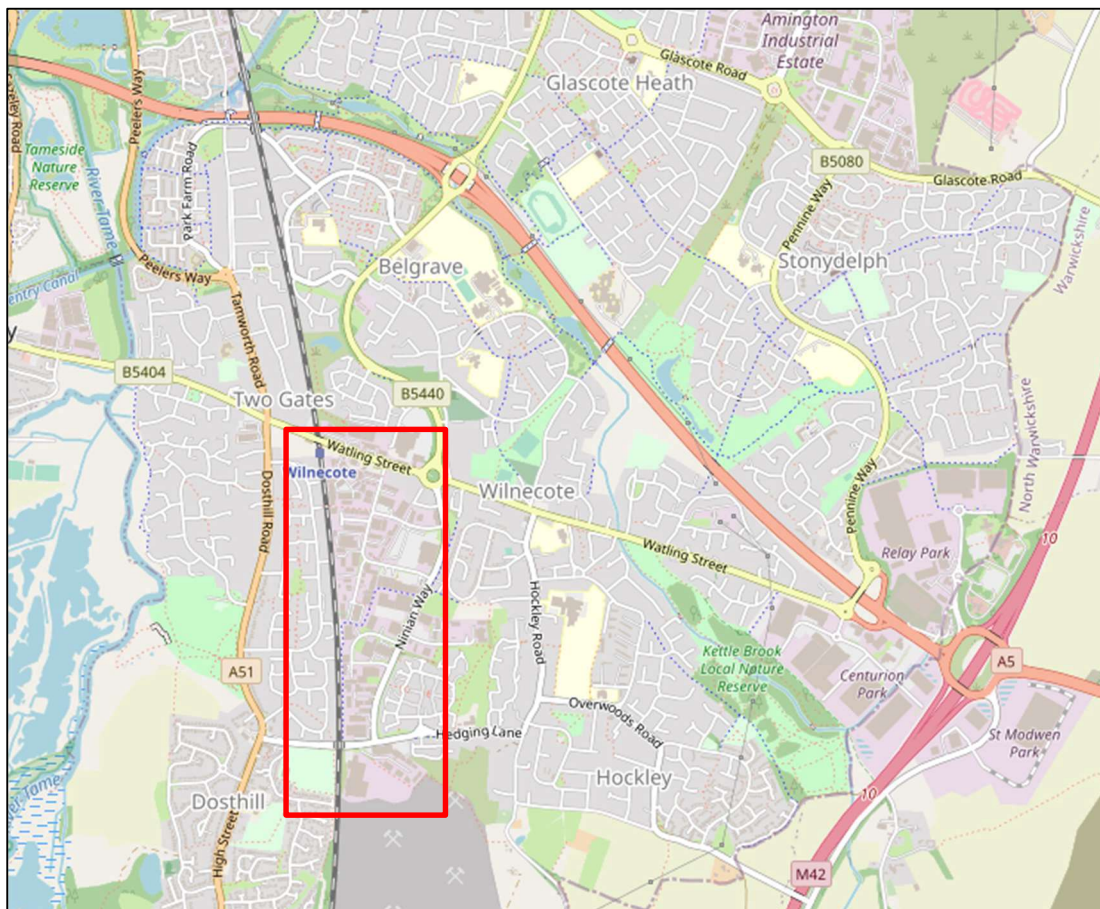
Centurion Park



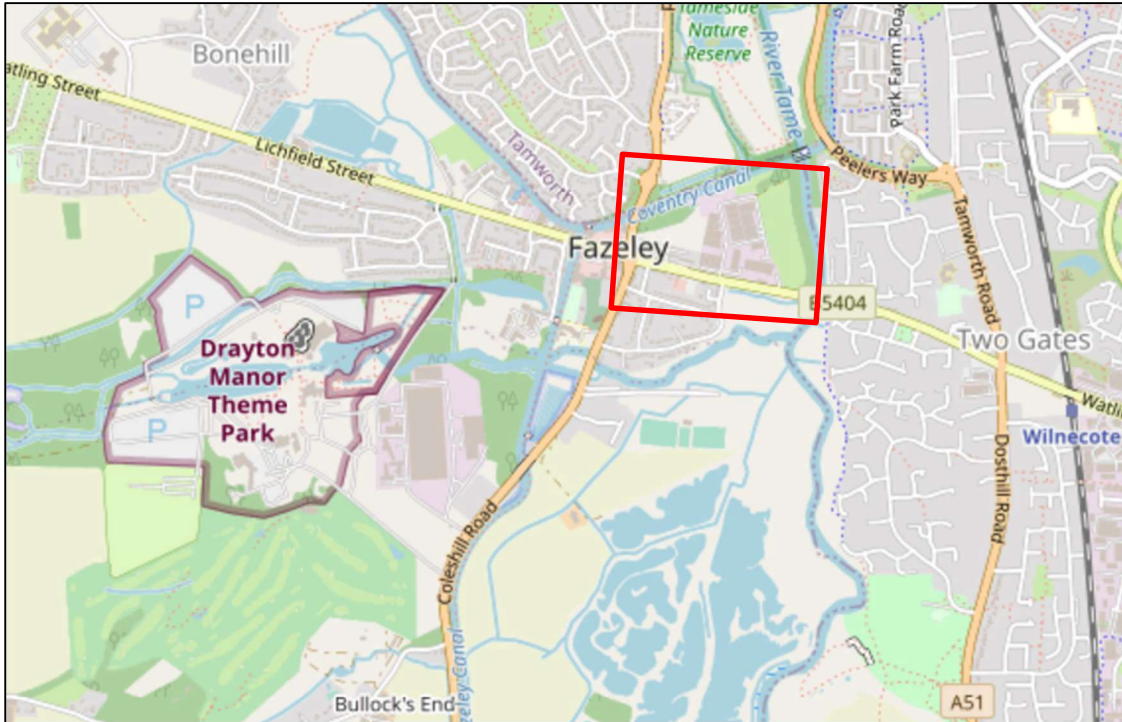
Old Watling Street corridor – Jct 10 to Sutton Road though Wilnecote and Fazeley



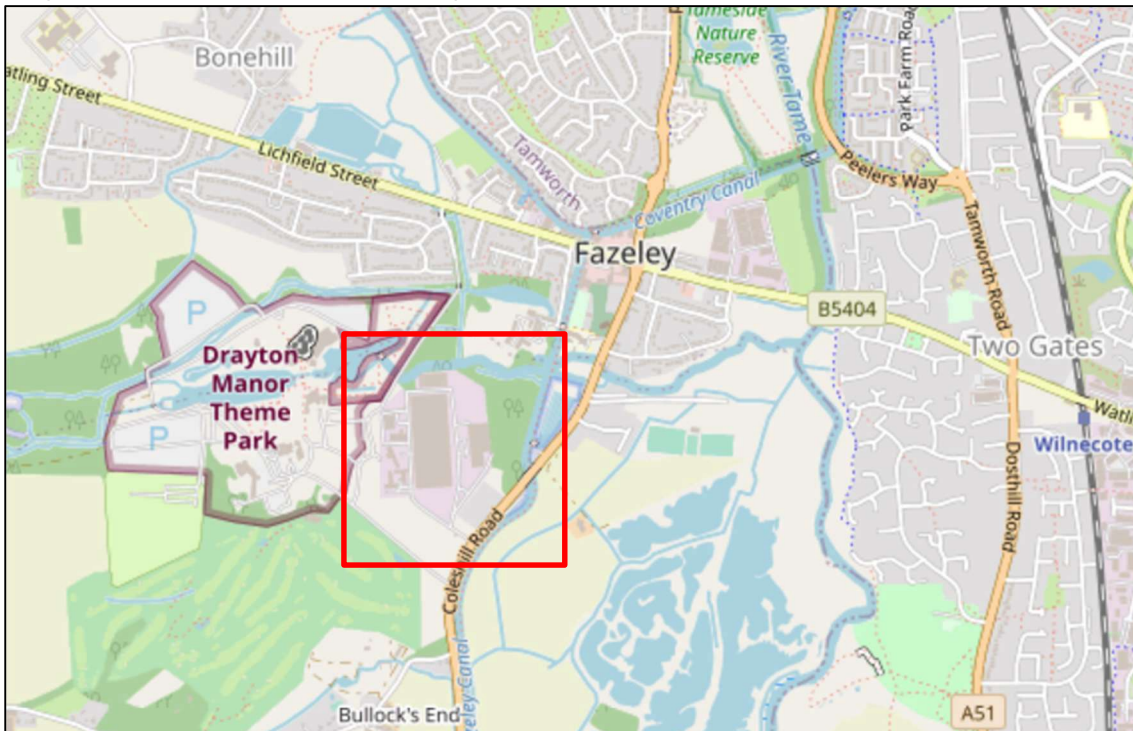
Tame Valley Industrial Estate



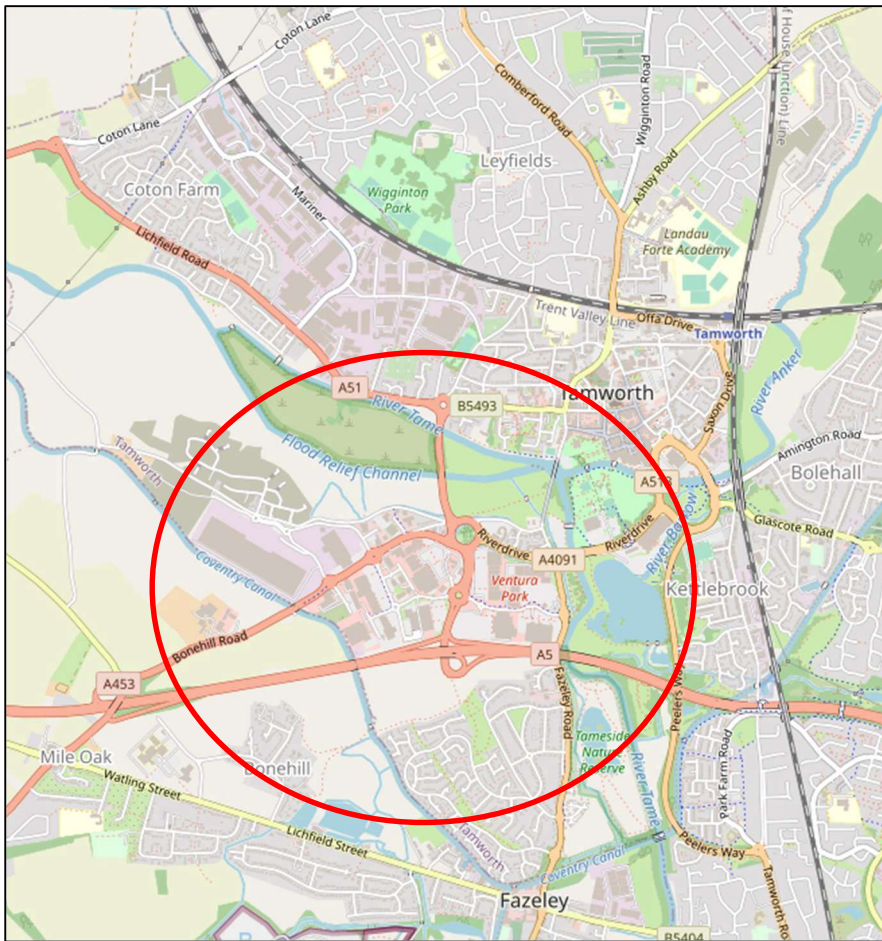
Riverside Industrial Estate, Fazeley, Tamworth



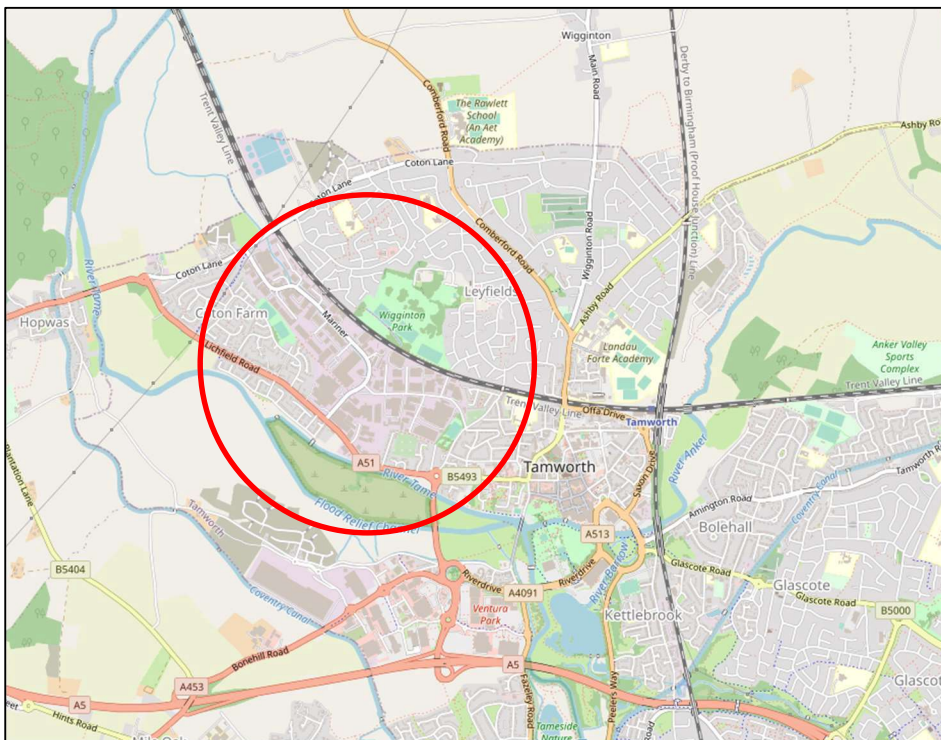
Drayton Manor Business Park, Fazeley, Tamworth



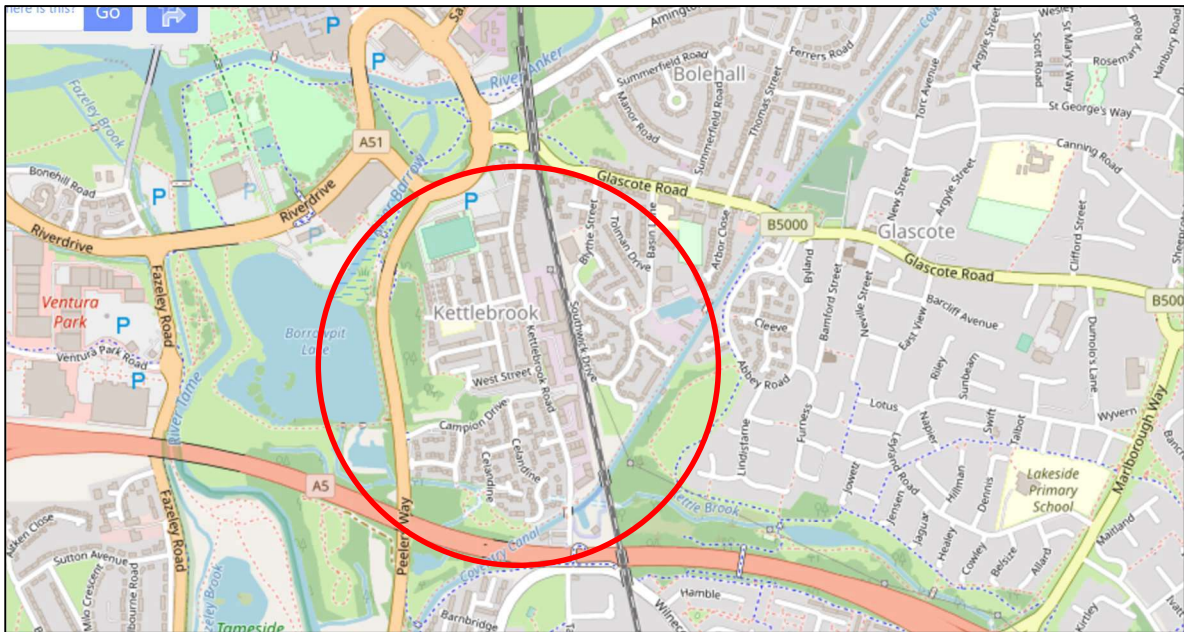
Ventura Park



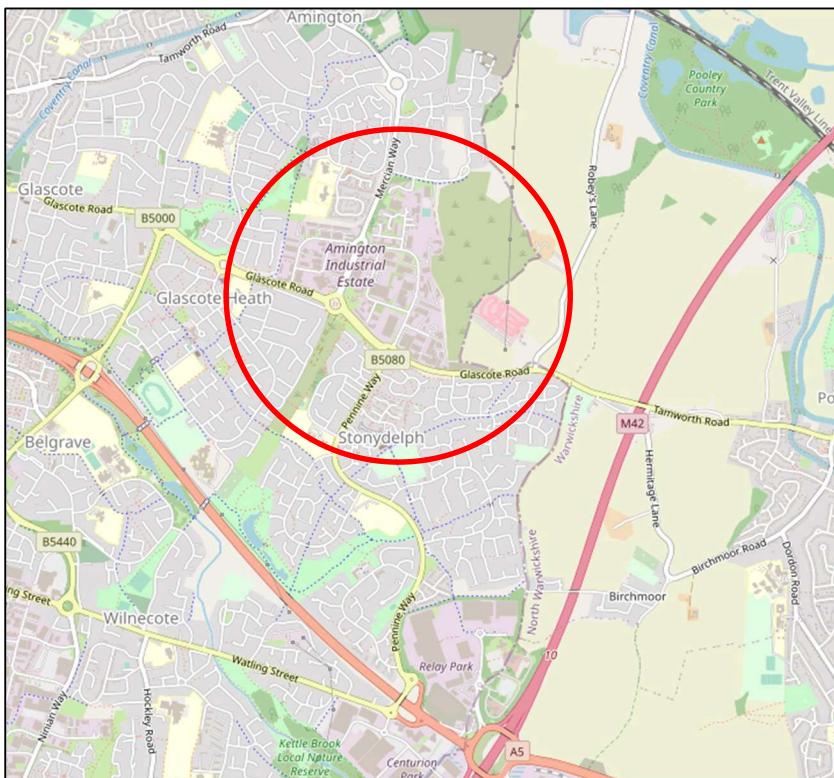
Lichfield Road Industrial Area



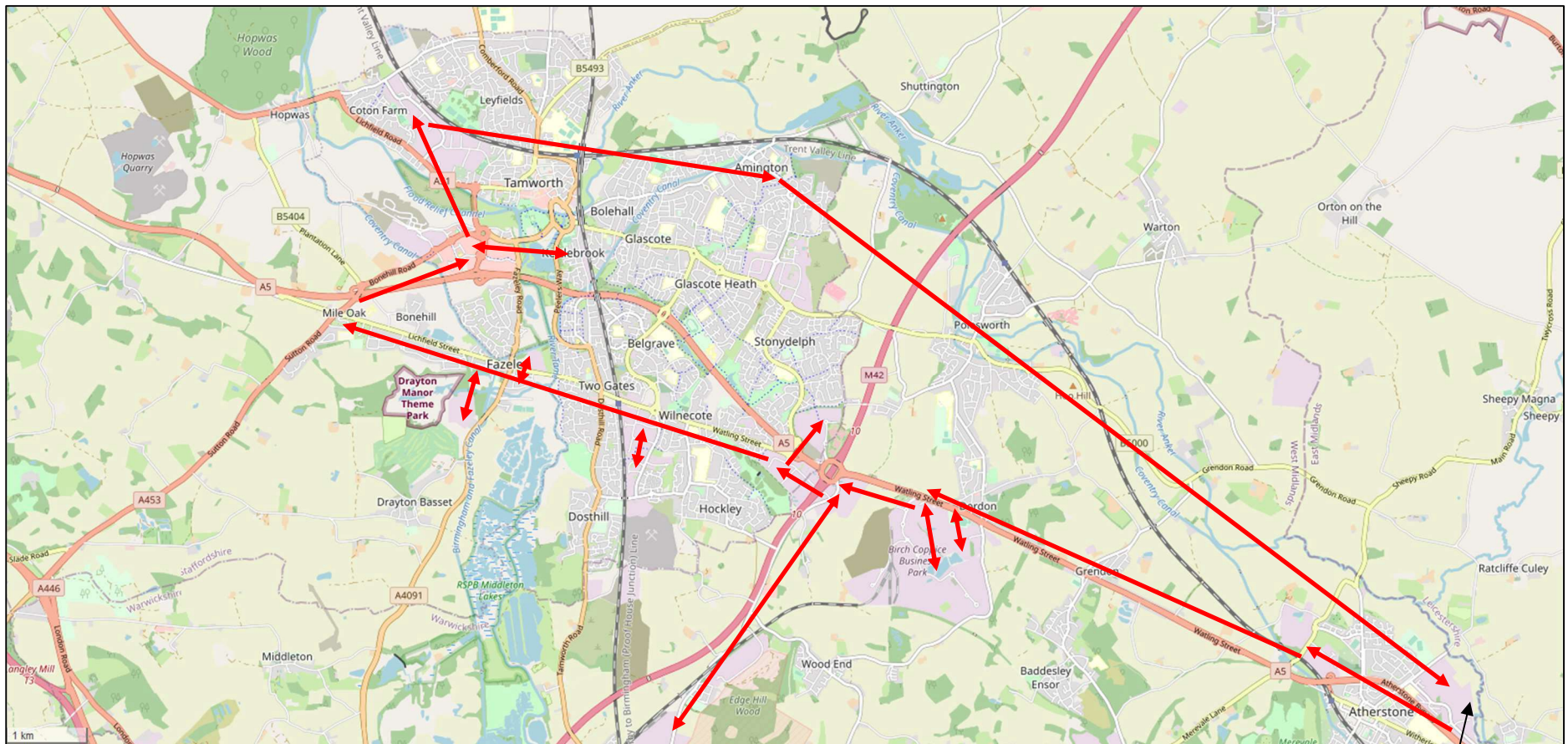
Kettlebrook Road Industrial Area



Ammington Industrial Estate



Route



Start/Finish each lap at Carylton Road, Atherstone

Unaccompanied Site Visit – Highways Locations

Location 3
Connection to Tamworth Ped/cycle network at Relay Park.
(((action.robot.robe))

Suggested parking location
East arm of Relay Drive roundabout

Location 2
SCC ped/cycle connection and proposed improvement at Pennine Way/Pennymoor Road
(((fakes.pushed.nurses)).

Suggested parking location
Pennymoor Road

Location 1
A5 North footway between Pennine Way and Kinsall Green.
(((filer.spared.regard))
Suggested parking location
Pennymoor Road

Location 7
Green Lane connections to Cycle Network at Birchmoor
(((files.went.sand))

Inspector has already visited the location in the Landscape site visit

Location 6
Bridleway AE45 at Brichmoor and Cockspur Street - connection to Birchmoor
(((weedy.brands.army))and Green Lane cycle connections.

Inspector has already visited the location in the Landscape site visit

Location 5
A5 in vicinity of site access junction
(((valid.comical.packet)).
General appreciation of area of proposed access junction and improvements.

Inspector has already visited the location in the Landscape site visit

Location 4
Ped/Cycle crossings at Green Lane
(((rail.risen.policy)) and M42 North facing slip roads
(((script.assist.every))

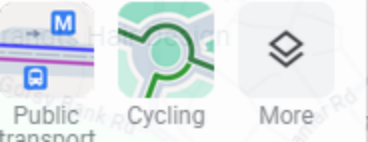
Inspector has already visited the location in the Landscape site visit

Location 9
A5 foot/cycleway - narrow sections at Birch Coppice
(((rooms.starts.dark)) and Core 42
(((hissing.outcasts.joys)).

Inspector has already visited the location in the Landscape site visit

Location 8
Brown's Lane footpath – connection to Dordon
(((prouder.original.spices))

Inspector has already visited the location in the Landscape site visit



Andrew Collinson

Subject: FW: APP/R3705/W/24/3336295 - Unattended Site Visit Locations for Inspector - Appeal NE of M42 Jn 10

Attachments: 634B 01A Redline Line Boundary.pdf; Site Visit Driving Strategic Gap.pdf; Building Heights Junction 10 M42.pdf; Hodgett Appeal Site visit locations.pdf

Kerr,

Further to the other parties submission of unattended site visit's, it would be appreciated if the following details for unaccompanied sites could be considered.

A. Within the vicinity of the site

1. Firstly, visiting the appeal site K1 - Appeal Reference – APP/R3705/W183196890 Land south of Tamworth Road and to west of the M42 – 150 dwellings dismissed. This would be visiting the site which has a post code of B78 1HT. (**Plan attached 634B-01A**). This could be done in association with point 2 below.
2. We would like the Inspector to drive around the extent of the Strategic Gap using the attached **Site Visit Driving Strategic Gap** as a guide. Potentially, travelling from Birchmoor Road B78 1AB westwards towards Birchmoor. Then travel along Hermitage Lane towards the Tamworth Road (B5000). Turn left onto the B5000 Tamworth Road and then next right onto Robeys Lane to Alvecote. The Robeys Lane allocation will be on the left (H5 allocation). Following this turn round and follow Robey's Lane southwards and turn left onto the Tamworth Road. Follow this into Polesworth and turn onto Pooley Lane picking up the northern element of the Strategic Gap.
3. In terms of other buildings in the vicinity of the site. It is suggested that when visiting buildings in Birch Coppice and Core 42 it would be best to look at 3 buildings (indicated on the **Building Heights Junction 10 M42**) and the estate as a whole. This includes Core 42 – Maersk, Birch Coppice – Ocado south end of Birch Coppice, Euro Car Parts – south end of Birch Coppice next to Ocado.
4. We would also suggest the site is visited when it is dark to ensure the implications of the development during nighttime is also considered.

B. Further afield we would like the Inspector to look at the following. These are outlined at **Hodgett Appeal Site visit locations:**

1. Other vacant land/plots at Magna Park – not just looking at curved roofs. For example - MPN5 761,000 sq ft, MPN6 838,000 sq ft, MPN7 411,000 sq ft.
2. Hams Hall – Vacant unit next to JLR unit DC2 at Hams Hall – 261,147 sq ft.as well as the refurbished and vacant BEKO building.
3. Vacant plot behind the DPD building - along the A5 at junction 3 behind the Hotel - they are already pointing the inspector towards. Site is next door to Amazon and DPD
4. Hinckley SFRI at junction 2 of the M69 (although would need to travel through Hinckley unless went to end of M69 and came back towards Coventry to exit junction 2 – the proposal includes new slips going eastbound.)
5. Junction 11 of M42 - Mercia Park – JLR's 3m sq ft and potential 17 hectares additional land
6. Junction 12 of M42 - G-Park, Ashby – vacant site on the market – signs were just being put up on my visit on 11 June for 736,000sq ft and could be BTS.
7. DIRFT (Daventry Intermodal Freight Terminal) - vacant land as well as new lorry park – various plots. BTS plots available.
8. Horiba MIRA Technology Park and expansion land (E4) – A5 north and south

I would be grateful if these can be passed onto to the Inspector.



Andrew Collinson

Principal Development Control Officer
North Warwickshire Borough Council

Phone: 01827 719228

Days: Monday to Friday

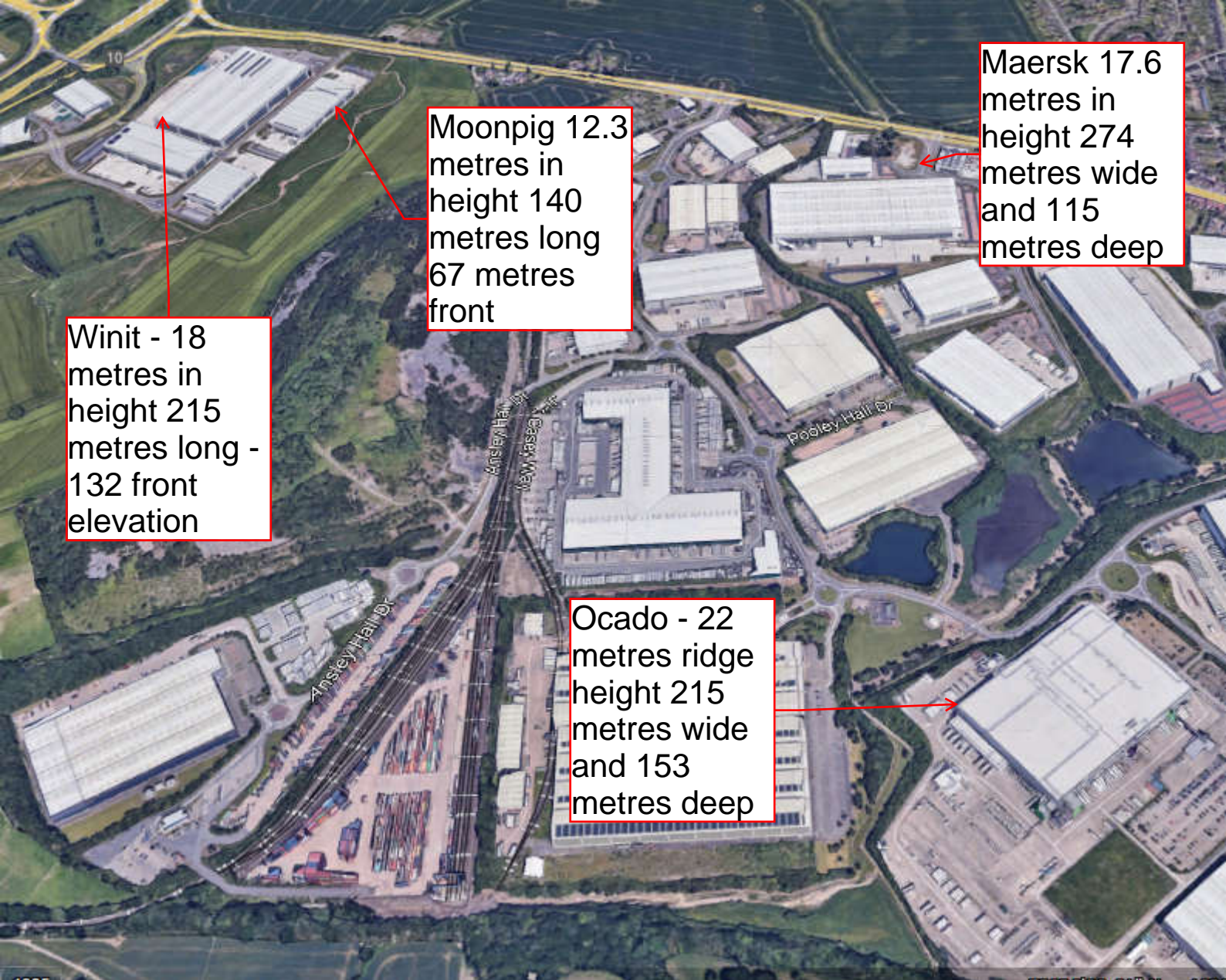
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Winit - 18 metres in height 215 metres long - 132 front elevation

Moonpig 12.3 metres in height 140 metres long 67 metres front

Maersk 17.6 metres in height 274 metres wide and 115 metres deep

Ocado - 22 metres ridge height 215 metres wide and 153 metres deep

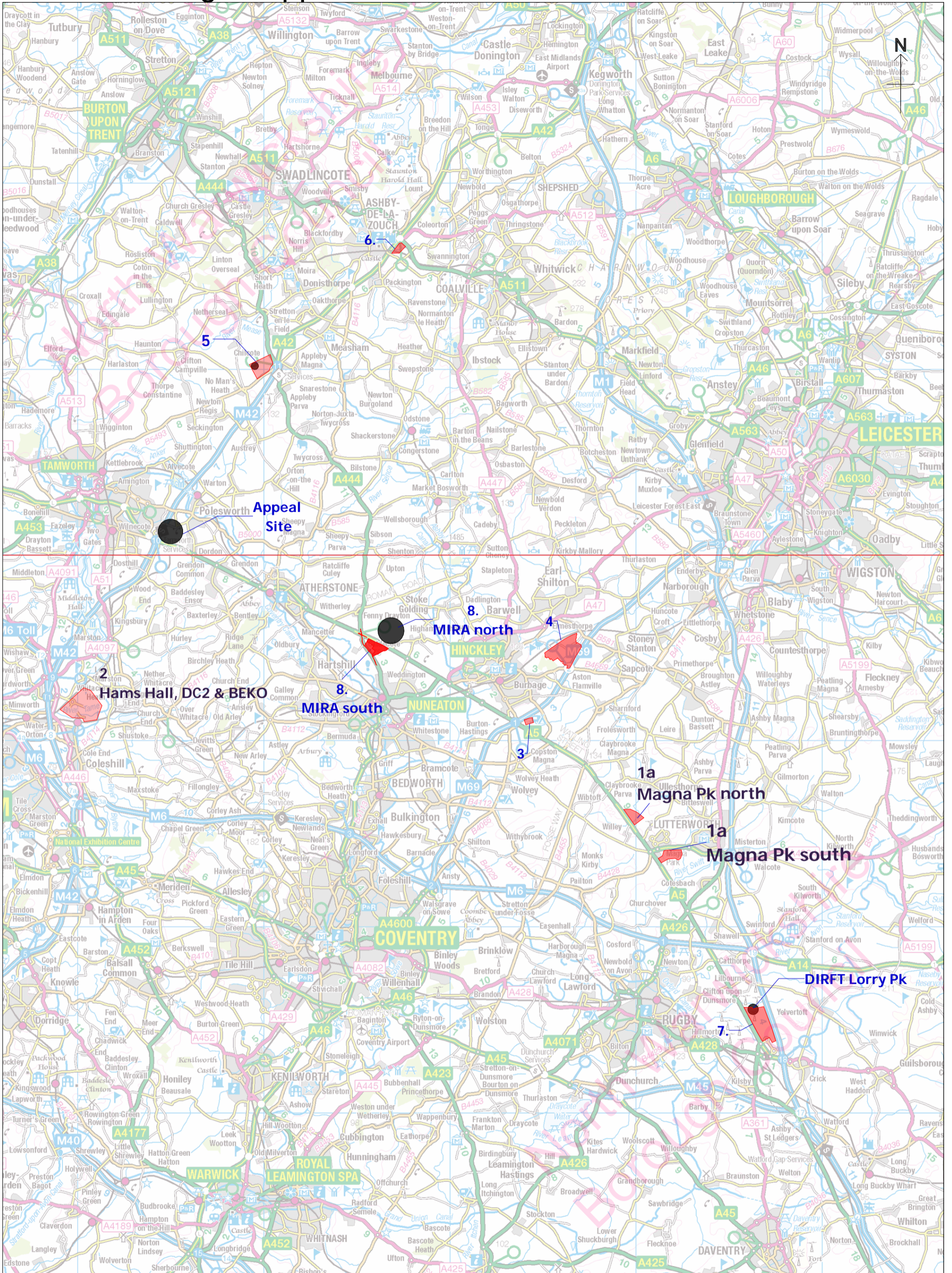


Eurocar parts
22 metres
high 322
metres wide
x 220 metres
deep

Table of Contents

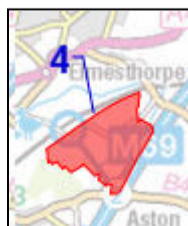
Hodgett Appeal Site visit locations 1 to 8	2
SITE VISIT LOCATIONS 1 to 8	3

Hodgett Appeal Site visit locations - No's 1 to 8

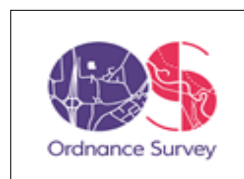


North Warwickshire
Borough Council

Site No's and
site locations



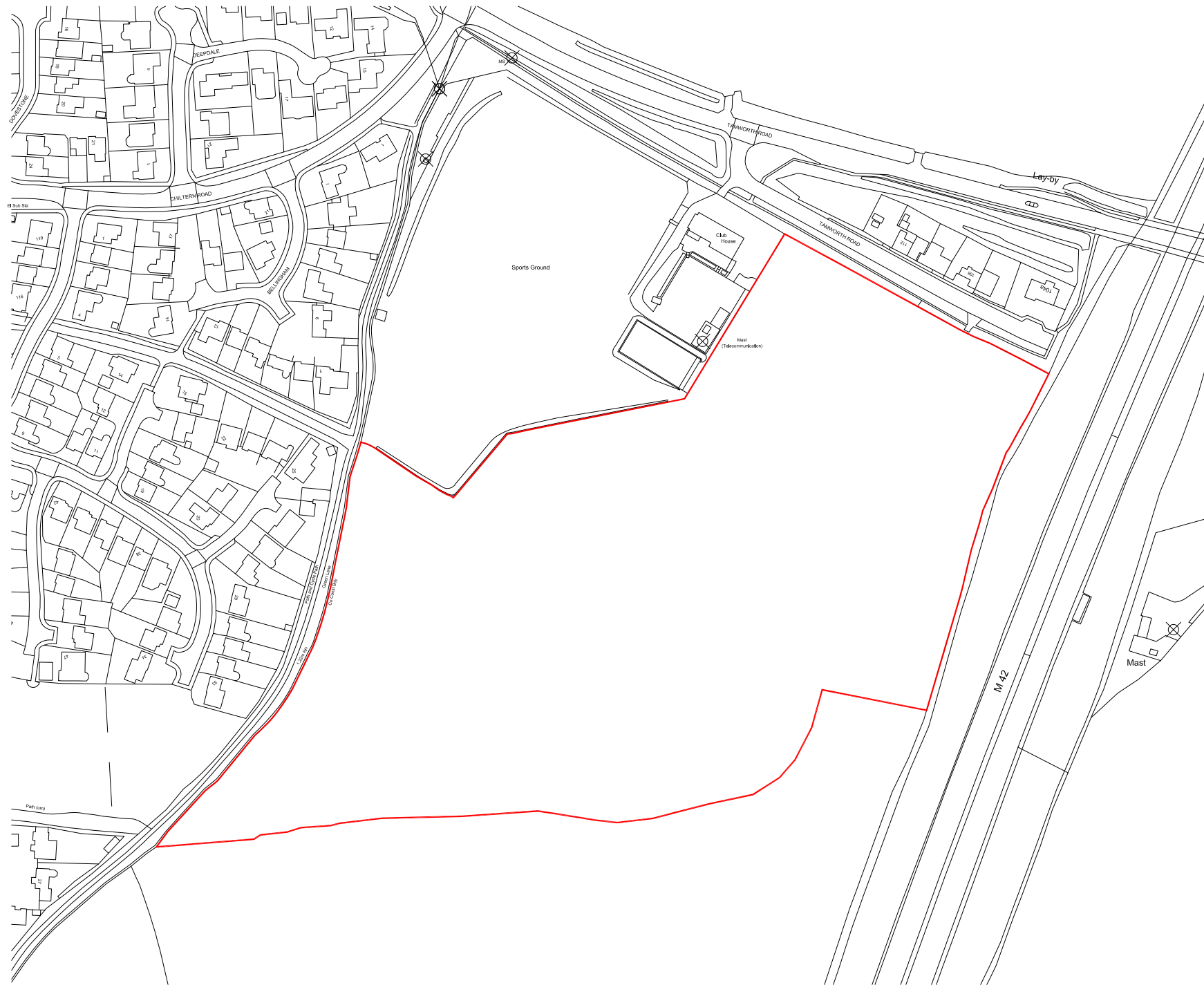
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Operator:	xxxxxx
Department:	xxxxxx
Drawing No:	nnnnnn
Date: 20/06/2024	Scale: 1:199999

SITE VISIT LOCATIONS 1 to 8
Hodgett Appeal - Junction 10/M42

1. Other vacant land/plots at Magna Park – not just looking at curved roofs. For example - MPN5 761,000 sq ft, MPN6 838,000 sq ft, MPN7 411,000 sq ft.
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8. Horiba MIRA Technology Park and expansion land (E4) – A5 north and south

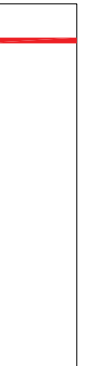


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KEY

Site Boundary



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A 06.11.17 CAW
Changed scale to 1:2500

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09/11/2017

PLANNING & DEVELOPMENT
DIVISION

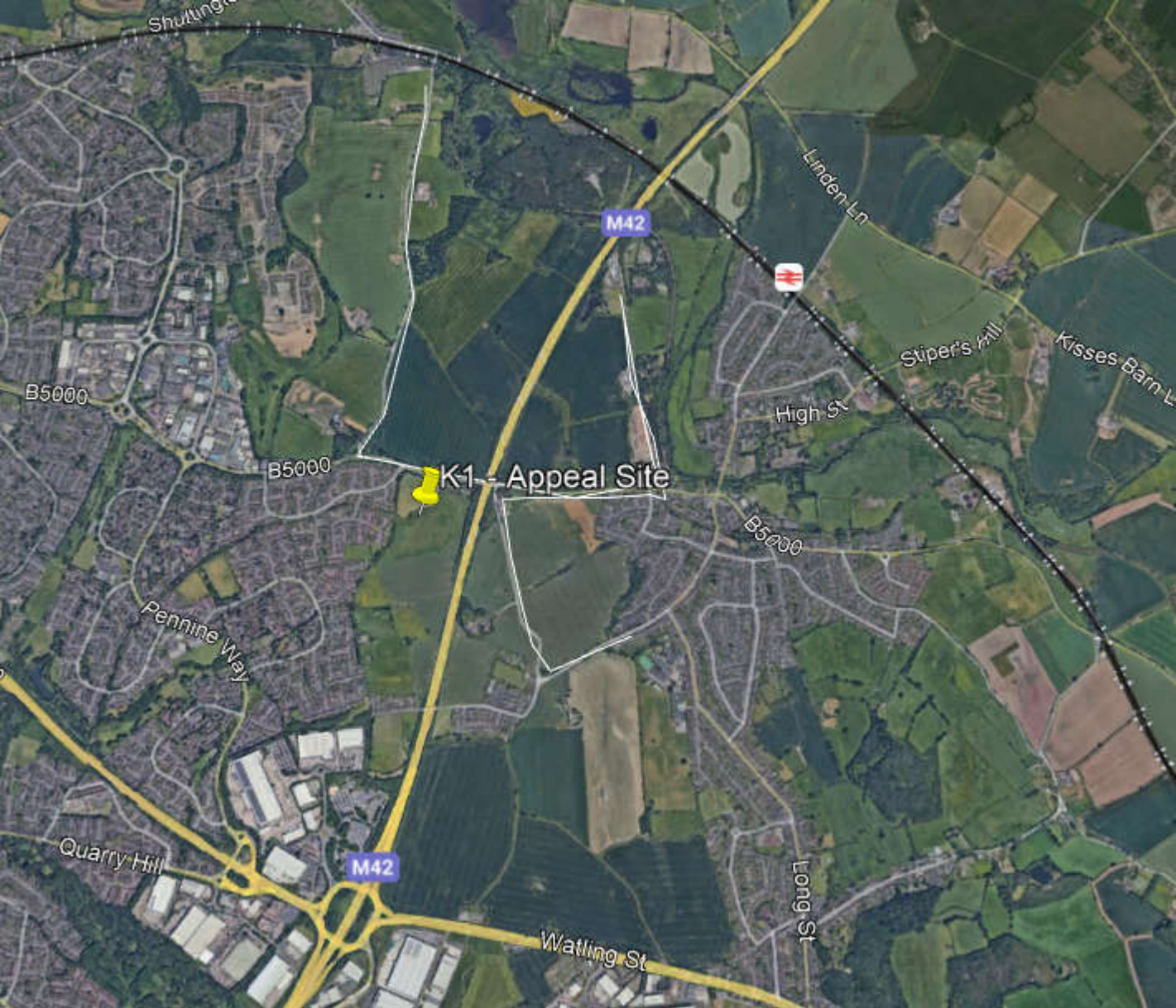
Taylor Wimpey

Tamworth Road,
Tamworth
Red Line Boundary Plan

Scale: 1:2500



SCALE: 1:2500 DATE: 17.10.17
DRAWN BY: CAW CHECKED BY: NJ
DRAWING NUMBER: 634B 01A



Andrew Collinson

From: Jonathan Weekes <Jonathan.Weekes@argroup.co.uk>
Sent: 19 June 2024 21:48
To: Brown, Kerr
Cc: Warrington, James; Andrew Collinson; Patrick.Thomas@nationalhighways.co.uk
Subject: APP/R3705/W/24/3336295 - Unattended Site Visit Locations for Inspector - Appeal NE of M42 Jn 10
Attachments: Burbage DPD annotated.jpg; magna park annotated.jpg

Caution: Warning external email

Dear Kerr

Further to the Inspector's request for additional off-site locations for him to visit unaccompanied in association with the above appeal, I provide the following two locations on behalf of the Local Rule 6 Party:

- A. DPD Depot 5, Hinckley Island, Burbage, LE10 3FF. Located circa 10 miles south-east of the appeal site along the A5. Located to eastern side of M69 (jn 1)/A5. Relevant as it represents a large building that is circa 480m long so comparable to that which could be constructed as a single large building at the appeal site.
- B. Magna Park, LE17 4XR. Located circa 16 miles south-east of the appeal site along the A5, this is the largest logistics and warehouse park in Europe. There are three items to specifically look at here:
 - A. All parties have referenced Magna Park in terms of being able to establish the relationship of big box warehousing with established landscaping around it. It should be noted that much of Magna Park is circa 40 years old so has well established landscaping. New extensions to the north and south are recent additions (last 5 years).
 - B. The Wayfair building (noted as number 1 on the attached plan). This is a 1,000,000 sqft building at 21.9m high so is directly comparable to the scale of development possible at the appeal site as a single building.
 - C. The dismissed appeal CD K13 (April 2023) for a HGV Park with service building, associated hotel, petrol filling station and other associated retail uses is located immediately adjacent to Magna Park on the western side of the A5. Here the Inspector specifically noted the difference between the open character on the western side of the A5 in contrast to the eastern side (Magna Park). Particular concern was raised in respect of the visibility of the proposal (for lorries rather than large buildings), with the 37m buffer to the south that included a large balancing pond being insufficient to adequately mitigate the visual harm for views when travelling northwards on the A5 (direction/position of the arrow as noted on the attached plan) – paragraph 26 of CD K13 appeal decision.



Kind regards,

Jonathan



Jonathan Weekes BSc (Hons) MA TP MRTPI
Technical Director

AITCHISON RAFFETY - PROPERTY CONSULTANTS

 01604 880163 | 01604 979465  07814 522016

 Jonathan.Weekes@argroup.co.uk  www.argroup.co.uk

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A5



Hinckley Knight

Rugby Rd

A5

M69

Lutterworth Rd



Leonardo Hotel
Hinckley Island

Hinckley Rd

M69

DPD Hinckley HUB 5



LEICESTER
GRANGE

**DPD Depot,
Burbage
LE10 3FF**

A5

B5



Magna Park

1

2

**1 = Wayfair, 1m sqm warehouse
2 = CD K13 Appeal site; dismissed April 2023**

**Need to view site 2
from this direction**