

Welcome

to Richborough's consultation on our draft proposals for an employment development at Lichfield Road, Curdworth (Junction 9, M42).

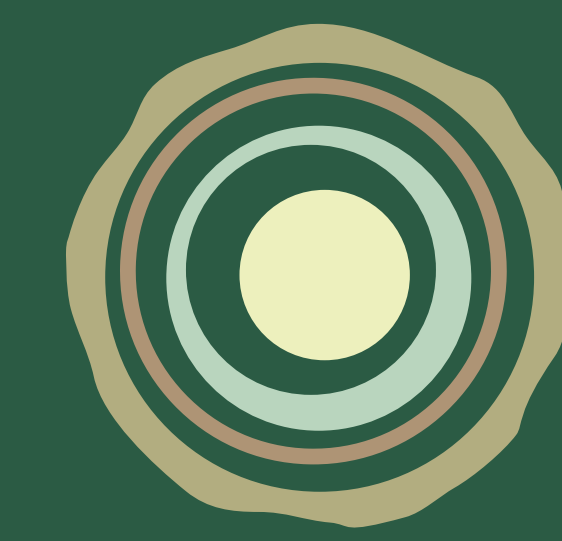
Feedback from the local community and key stakeholders is important to us, and will be carefully considered as we develop and shape our proposals.

Once we have considered the feedback from this consultation, an outline planning application with details of how vehicles enter and exit the site will be submitted to North Warwickshire Borough Council.

Please take time to review the information and let us know what you think



Example of typical employment scheme



Richborough
COMMERCIAL

Established in 2003, Richborough is a land promotion business. It works in partnership with housebuilders and developers, Councils, local stakeholders, and the community to bring forward development schemes that deliver new homes, commercial floor space and facilities which meet the needs of the local area.

Richborough is committed to creating sustainable developments which are of high quality and enhance their surroundings.



Site & Surroundings

The application site comprises two land parcels:

- 1. Development land**
19.3 hectares which will accommodate new employment development.
- 2. Mitigation land**
7.4 hectares which will include ecological mitigation, Green Belt enhancement and enhanced public access.

Opportunities:

- Immediate access to the strategic motorway network (M42, M6 Toll).
- Deliver a high quality, sustainably constructed employment development which meets an identified need.
- Close proximity to Hams Hall Rail Freight Terminal and Birmingham International Airport.
- Development site has limited ecological value and opportunity to increase biodiversity and ecology on mitigation land.
- Trees and hedgerows are predominantly located at the site's boundaries and will be retained where possible.

Planning Context

- North Warwickshire Borough Council's Local Plan (September 2023) designates the site as Green Belt.
- To the east of the site, beyond Lichfield Road, is a safeguarded area for the construction of HS2, with Hams Hall/the Rail Freight terminal employment allocation beyond this.
- The Local Plan sets out that between 2011 and 2033, the Council will make provision for 100 hectares of employment land.



The Need for Employment Development

Local Plan Policy LP6 allows “significant weight” to be attributed to planning decisions where an “immediate need” for employment land in the M42 corridor is demonstrated.

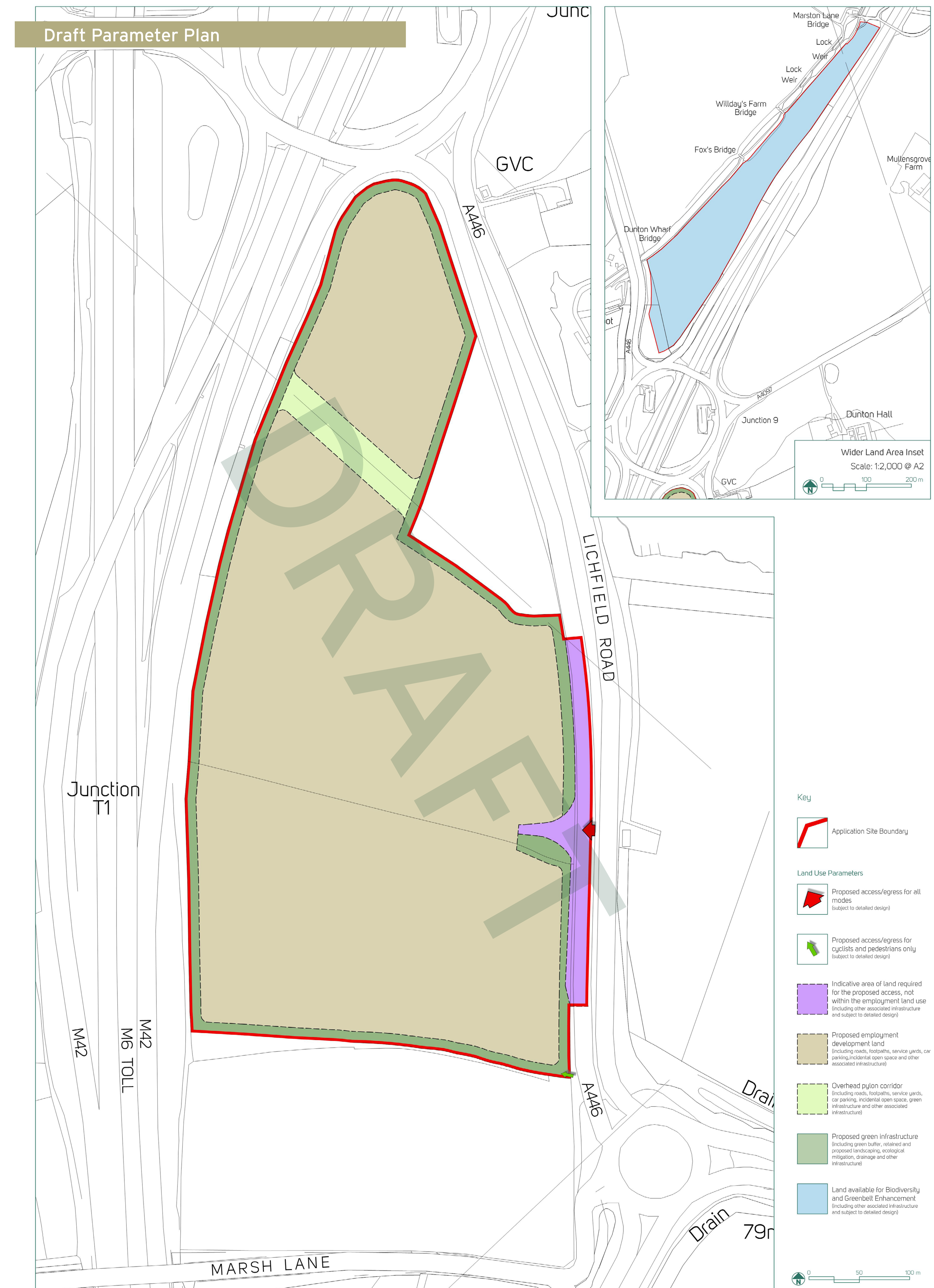
The Council’s evidence base demonstrates there is a need for new logistics and industrial floorspace in this location and our own research indicates that there is:

- A need for 484 hectares (ha) of industrial and logistics floorspace over a 20-year period in North Warwickshire – equating to 24.8ha per annum
- 12.8ha of this annual need is for ‘strategic’ industrial and logistics floorspace (which is units of more than 100,000sq ft)

Our proposals will contribute positively to the identified regional need for large-scale employment development identified by North Warwickshire Borough Council. Our planning application will be supported by further evidence of the need for employment land undertaken by market specialists.

Our proposals will also deliver significant socio-economic benefits, in the region of:

- 380 construction jobs per year (over 4-year construction phase).
- 860 on-site jobs (once fully occupied).
- 170 off-site jobs in the supply chain (once fully occupied).
- £65m in Gross Value Added per year.
- Creating jobs for local residents within North Warwickshire.
- Generating a range of high-quality jobs for a range of skill levels.



Our Emerging Draft Proposals

Richborough is preparing an outline planning application, including details of vehicular access, for employment development at Lichfield Road, Curdworth (Junction 9, M42).

The proposals would include:

- Up to 700,000 sqft of logistics-led employment floorspace (including a mix of Use Class B2/B8 development).
- Access from Lichfield Road.
- Land for ecological mitigation, Green Belt enhancement and enhanced public access.

Illustrative Masterplan

- The illustrative masterplan shows how the development could be accommodated on site by our preferred development partner.
- As this is an outline planning application, the actual layout of the site will be determined at reserved matters stage by our preferred development partner.
- The illustrative masterplan includes employment buildings ranging between circa 50,000 sq ft - 150,000 sq ft including car parking, service yards and HGV parking.
- We anticipate the maximum height of any building being 17 metres.

Mitigation land

The mitigation land is likely to include the creation of:

- Wildflower meadow
- Ecological habitat
- Informal footways
- Tree planting

We are seeking the community's views on proposals for this land and would welcome your input and suggestions.





Ecology

- The site largely comprises arable fields bound by treelines and hedgerows.
- No major constraints were identified with regard to bats, badgers, birds or Great Crested Newts.
- Trees and hedgerows will be retained wherever possible and the development land is of limited ecological value due to the large area of arable land.
- A minimum of 10% net gain in biodiversity will be achieved through the creation of wildflower meadow grassland within the development site, and the use of the northern parcel of land for ecological enhancements.
- The planning application will be supported by an Ecology Survey and Biodiversity Net Gain Assessment.



Arboriculture

- The trees on site are largely limited to the site's boundaries.
- The proposals will ensure that development avoids the root protection areas of trees where possible, and that suitable mitigation and enhancements are incorporated within the proposals.
- The planning application will be supported by an Arboricultural Impact Assessment to identify the tree retention, removal and any mitigation proposed.



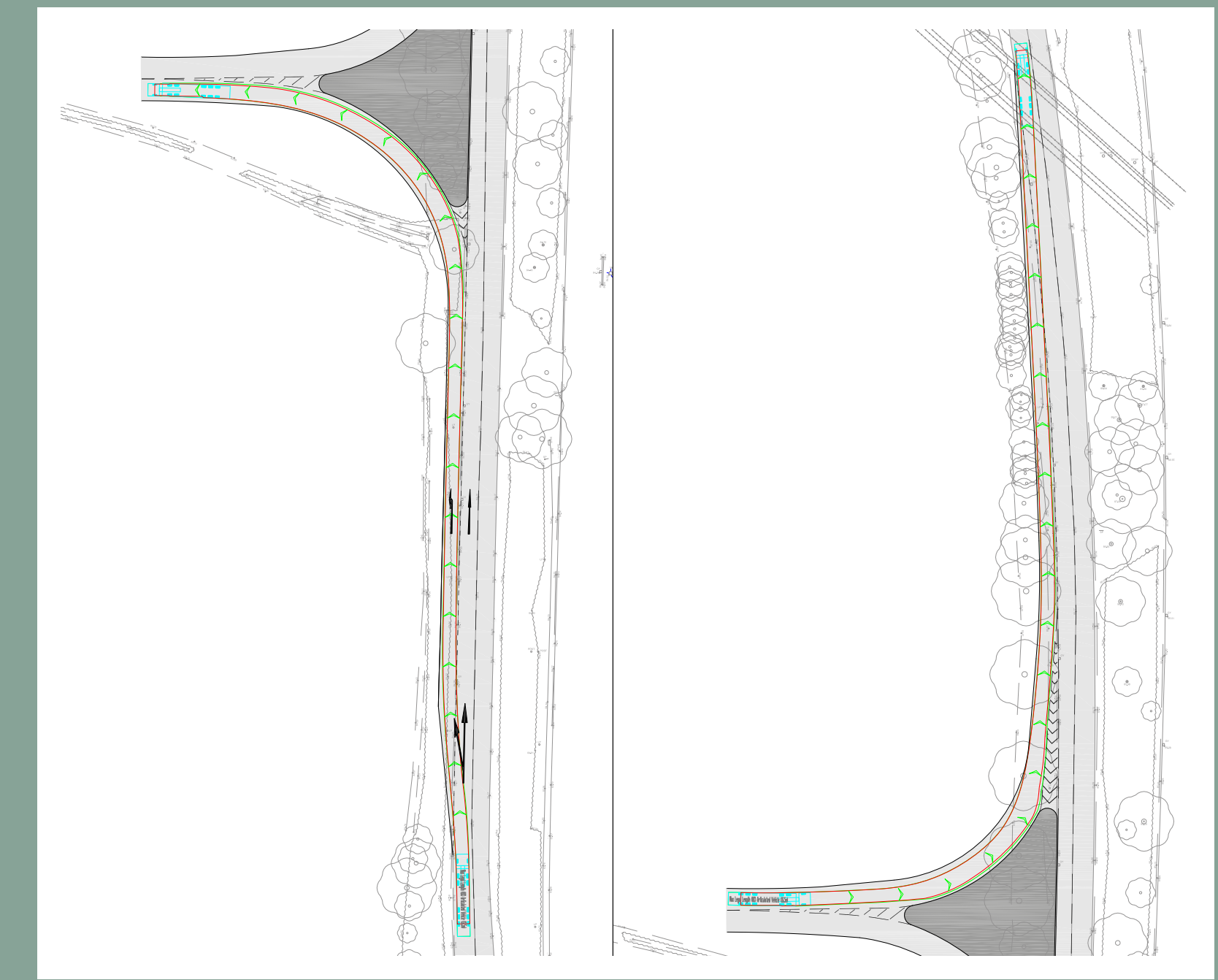
Landscape

- The following key landscape principles will be incorporated into the scheme:
 1. The creation of a landscape buffer between the M42 and Lichfield Road.
 2. The provision of areas of wildflower planting.
 3. The retention and management of boundary trees and hedgerows within the site where possible.
 4. The creation of new street tree planting.
- The planning application will be supported by a Landscape and Visual Impact Assessment (LVIA), which will identify the effect of the development on views and the landscape.

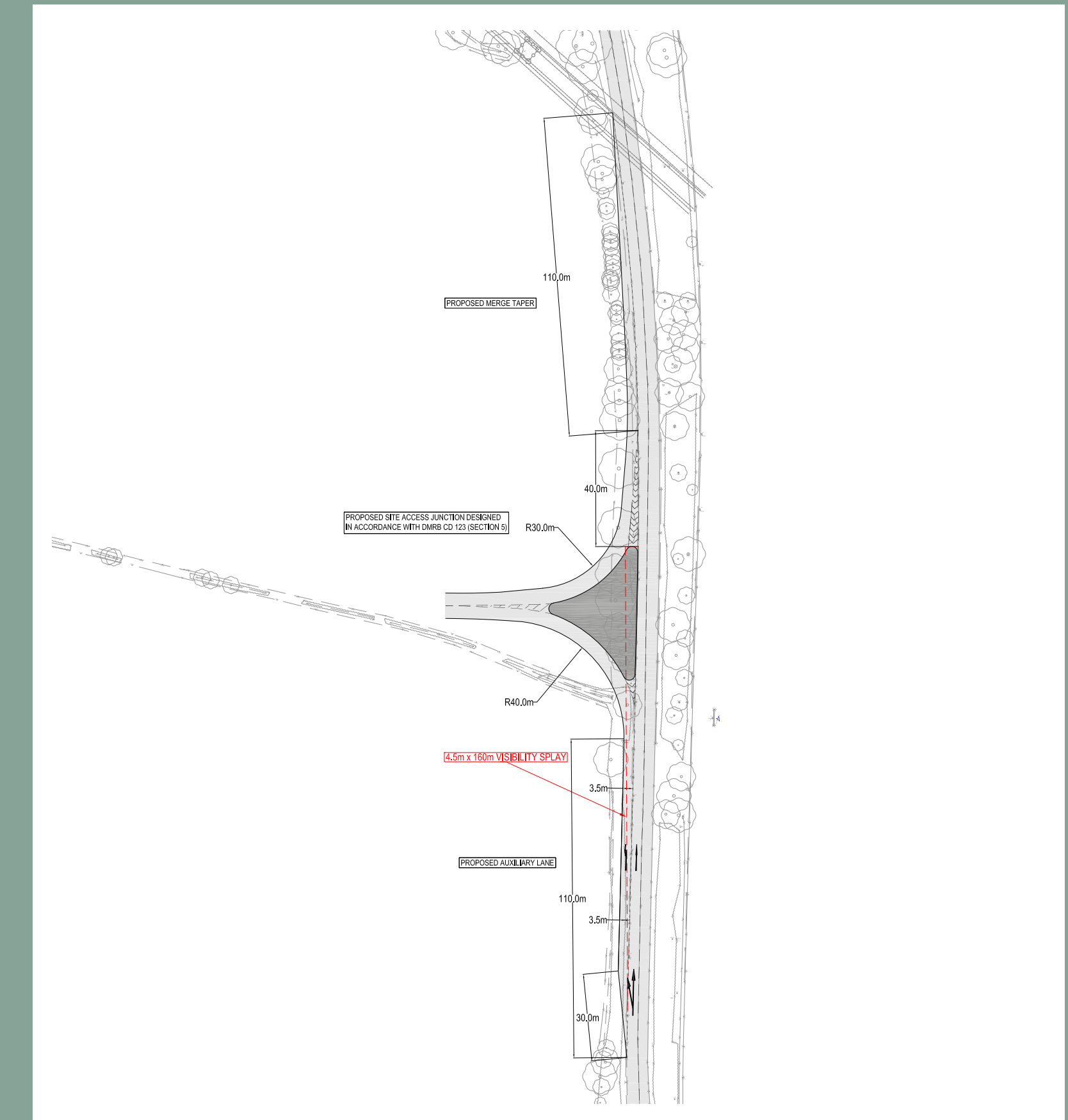


Highways

- Access to the site will be via a new left-in/left-out priority junction onto A446 Lichfield Road.
- Pedestrian and cycle connectivity will be via a shared route throughout the site, and we are investigating whether a new Toucan crossing facility can be delivered on the A446, for access to Faraday Avenue and Hams Hall, including the local bus stops.
- We are speaking with Warwickshire County Council highways department to take account of traffic modelling, which includes the local highway network and M42 Junction 9.
- A more detailed junction analysis will be undertaken in order to assess any changes on the highway network as a result of our proposals.
- The planning application will be supported by a Transport Assessment and Travel Plan.



Proposed access drawings





Energy and Sustainability

Policy LP35 of the Local Plan requires new development to be energy efficient in terms of its fabric and use. This includes, where viable, the production of 10% of operational energy from on-site renewables, in support of the Government's Clean Growth Strategy.

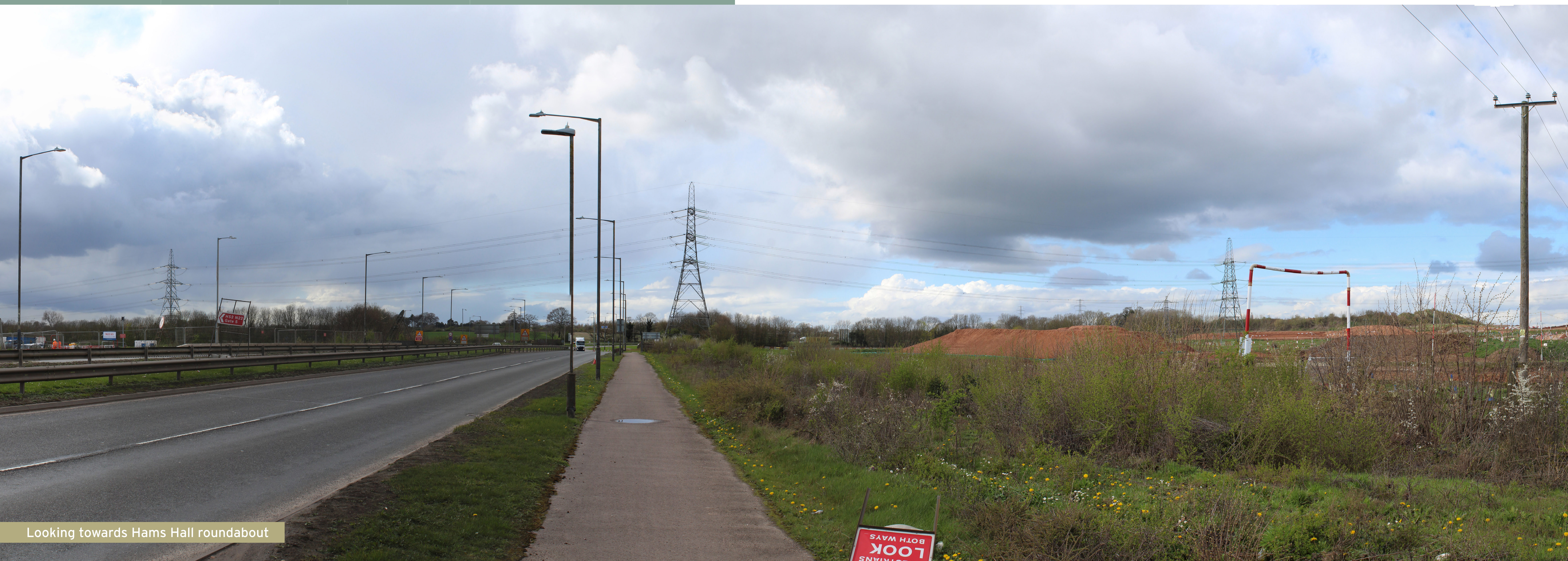
The proposed development will commit to the incorporation of sustainable design and resource efficiency:

- The development is looking to achieve a low carbon, carbon neutral and zero carbon ready by design status by obtaining energy from renewable sources;
- Careful consideration of the environmental impact will be taken for construction material;
- 100% of all timber used as part of the development will be responsibly sourced
- Low carbon cement and concrete will be used.



Flood Risk, Drainage, Air Quality & Noise

- A detailed Flood Risk Assessment of the site to establish an accurate position regarding flood risk. The site is located in Flood Zone 1, an area with a low probability of flooding.
- A Surface Water Management Strategy will be implemented on the site to attenuate surface water runoff from the site once developed.
- Electric Vehicle charging points, will be incorporated within the development where necessary.
- A Noise Impact Assessment is being prepared to consider the impact of sound coming from the proposed development and the surrounding road network.
- An Air Quality Assessment will be prepared to consider the impact of the proposed development on local air quality.
- Overall, subject to any necessary mitigation, it is not anticipated that air quality or noise will prejudice development on the site.



Looking towards Hams Hall roundabout

Next steps:

- ✓ As part of the outline planning application, a Statement of Community Involvement (SCI) will be prepared which will detail the feedback received and how it has been considered and, where necessary, addressed within the proposals.
- ✓ Richborough is aiming to submit a planning application to North Warwickshire Borough Council by the end of this year.
- ✓ Once the application is registered, there will be a further opportunity to comment on the final proposals through North Warwickshire Borough Council's own formal consultation process in due course.



Please provide your feedback by completing a questionnaire

(online or paper forms available)



www.richborough.co.uk/projects/lichfield-road



lichfieldroad@asteerplanning.com
Mynshulls House, 14 Cateaton Street, Manchester, M3 1SQ



+44 (0) 7305 393 759

Please provide comments by
9th November 2023