



MIRA TECHNOLOGY PARK SOUTH SITE

STATEMENT OF COMMUNITY INVOLVEMENT



Prepared by Barton Willmore now
Stantec on behalf of ERI MTP Limited

August 2022



Evans Randall
Investors

CONTENTS

EXECUTIVE SUMMARY	1
Overview of Community Engagement.....	1
Overview of Feedback.....	2
Response to Feedback.....	2
INTRODUCTION	3
Purpose of this Document.....	3
The Applicants.....	3
The Project Team.....	3
The Site Location and History	4
Overview of the Proposals.....	5
Requirements of the Consultation	6
Overview of the Consultation Strategy.....	8
CONSULTATION PROCESS AND METHODOLOGY.....	9
Consultation Aims	9
Stakeholders	9
Consultation Boundary	10
Consultation Timeline.....	11
CONSULTATION MATERIALS	13
Consultation Website	13
Communication Channels	14
<i>Stage One</i>	
Consultation Letters.....	14
Local Advertisements	14
Questionnaire	15
Residents' Meeting	15
Online Public Webinars	16

All plans are reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO. Crown copyright Reserved. Licence No. AR152684.

Barton Willmore, now Stantec
7 Soho Square
London
W1D 3QB

T: 020 7446 6888
E: info@bartonwillmore.co.uk

Date: August 2022

Desk Top Publishing and Graphic Design by Barton Willmore, now Stantec Graphic Communication

© Barton Willmore Design Ltd

The contents of this document must not be copied or reproduced in whole or in part without the written consent of Barton Willmore Design Ltd.

<i>Stage Two</i>	
One-to-One Invitations	17
Consultation Flyer	17
Feedback Form.....	17
One-to-One Meetings	17
Online Public Webinar.....	17
CONSULTATION FEEDBACK	19
Stakeholder Meetings.....	19
<i>Stage One</i>	
Residents' Meeting	19
Questionnaire Responses.....	21
Public Webinars.....	25
Emails and Telephone Calls	26
<i>Stage Two</i>	
One-to-One Meetings	27
Feedback Forms	28
Public Webinar	33
RESPONSE TO FEEDBACK.....	34
Questions Received	34
Changes Made in Response to Feedback.....	39
CONCLUSION.....	41
APPENDICES	42
1. Consultation Website	42
2. Emails to Mailing List	43
3. Consultation Letter.....	46
4. Online and Printed Advertisements	48
5. Questionnaire	52
6. Webinar Presentation (March 2022).....	54
7. One-to-One Invitations	65
8. Consultation Flyer.....	66
9. Feedback Form	68
10. Webinar Presentation (July 2022).....	70
11. Public webinar questions, comments and statements – March 2022.....	85
12. Public webinar questions, comments and statements – July 2022.....	87



EXECUTIVE SUMMARY

This Statement of Community Involvement (SCI) has been prepared on behalf of ERI MTP Limited (the 'Applicant') and forms part of the planning application to North Warwickshire Borough Council to redevelop MIRA Technology Park South Site, Nuneaton (the 'site').

The proposed development is *an outline application (with all matters reserved) for a strategic employment development park, together with accesses, new Link Road, landscaping, sustainable drainage, and other associated infrastructure.*

OVERVIEW OF COMMUNITY ENGAGEMENT

Since February 2022, pre-application engagement has been conducted on the proposals for the site with key stakeholders and the local community. The consultation programme has included two stages.

The process of consultation has involved the following activities:

- Key stakeholder engagement and meetings
- Publication of a project specific website and communication channels
- Local printed and digital advertisements, a letter drop and flyer distribution
- Three live online public webinars
- Face-to-face residents' meeting
- Face-to-face one-to-one resident meetings
- Ongoing community liaison and communication.

Headline statistics of the consultation programme are shown below.



2,797

unique visitors to the consultation website



42

people signed up to the mailing list for project updates

OVERVIEW OF FEEDBACK

Feedback was encouraged and gathered both through engagement with key stakeholders and public consultation events and meetings.

The consultation feedback and responses received throughout engagement with local residents highlighted specific areas of interest, questions, suggestions, and key concerns about the proposals for developing the site. These related to traffic/highways impact, design including layout, scale and massing, public routes and footpaths, sustainability and energy requirements, employment use (including future management), landscaping, benefits to local people, planning/construction programme, consultation process, flooding, noise, light and air pollution.

RESPONSE TO FEEDBACK

The consultation was successful in reaching out and engaging with stakeholders and the local community. Throughout the consultation process, the project team has listened to feedback from stakeholders and local residents, and where possible has made changes to the proposals to address concerns raised.

Section 6 of this SCI sets out our responses to the feedback received.

The project team will continue to engage and update the local community and stakeholders following submission of the planning application.

MARCH 2022



16

attendees to the
live online public
webinars



23

questionnaire
submissions



28

attendees at the face-to-
face residents' meeting

JULY 2022



31

attendees to live
online public webinar



27

feedback
submissions



6

one-to-one
meetings

+ INTRODUCTION

PURPOSE OF THIS DOCUMENT

This SCI sets out the methods of consultation and who the Applicants have consulted with on proposals to develop the MIRA Technology Park South Site, as well as the feedback received and how this has fed into the design and parameters of the proposals.

It provides a clear record of the pre-application consultation and engagement for the proposals, which has been undertaken since February 2022.

THE APPLICANTS

Horiba MIRA is the owner of MIRA Technology Park and has recently entered into a development partnership with Evans Randall Investors (ERI MTP Limited) to develop future phases of the new Technology Park.

Horiba MIRA is the Automotive arm of, Horiba which was founded in 1946 and is a global leader in engineering, research and product testing. Horiba MIRA delivers innovative solutions for a global customer base that improve lives by making vehicles and journeys safer, cleaner and smarter.

The development partners have the vision of ***“Creating a world class centre of excellence in automotive technology and an outstanding working environment.”***

MIRA Technology Park houses a growing cluster of international engineering companies providing highly skilled jobs for people within the local area and driving economic investment that will last for generations to come. Supporting the community, it is located within, not only with job creation but also promoting the improvement of the road infrastructure, public transport links between local centres and green travel such as cyclepaths.

MIRA Technology Park is at the forefront of research in low-carbon automotive Technologies and last year alone attracted a number of new engineering companies to the Technology Park, as follows:

- REE Automotive, a leader in e-mobility, opened a new engineering centre of excellence at MIRA Technology Park

- MIRA partnered with Turkey’s Automotive Initiative Group (TOGG) on the development of its pioneering electric SUV
- Viritech joined MIRA Technology Park to develop one of the world’s first hydrogen hypercars.

THE PROJECT TEAM

For the purpose of this document, the core team members who have been involved in engaging with the community and may be referenced in this report are:

DEVELOPMENT MANAGER

Andy MacDonald– Swanvale Developments

ARCHITECT

Ian Yallop – Stephen George + Partners LLP (‘SGP’)

Nita Varia - SGP

Kanti Chhapi - SGP

PLANNING CONSULTANT

Graeme Warriner – Barton Willmore now Stantec

TRANSPORT CONSULTANT

Matt Stevens – Milestone Transport Planning

COMMUNITY ENGAGEMENT TEAM

Ruby Wilkinson – Barton Willmore now Stantec

THE SITE LOCATION AND HISTORY

MIRA Technology Park South Site comprises four enclosed arable fields and is located on the outskirts of Nuneaton, to the south of the MIRA Technology Park. It is bounded by the A5 (Watling Street) to the north and the A444 (Weddington Lane) to the south. The site is approximately 500m north-east of the village of Caldecote.

The site is well connected by road services. There is direct access to the A5, which provides onwards connections to Atherstone, Nuneaton and Hinckley. The Weddington Walk cycleway and footpath runs partly along the eastern edge of the site and the MIRA bus stop is accessible just north of the site.

The site lies within the administrative area of North Warwickshire, but borders Hinckley and Bosworth to the north and Nuneaton and Bedworth to the east.

The site is partly allocated for employment use within the Local Plan (adopted September 2021) and is recognised as a highly strategic site within the Midlands Engine. The site has the potential to provide advanced manufacturing and high-quality jobs associated with the existing MIRA Technology Park and wider West Midlands engineering ecosystem.

More information about the site's planning history and Local Plan allocation can be found in the Planning Statement, prepared by Barton Willmore now Stantec, which forms part of the planning application submission.



OVERVIEW OF THE PROPOSALS

The proposals present a unique and exciting opportunity to provide new high-quality employment space and bring forward new jobs for local people. The vision is to provide a high-quality business park based on good sustainable principles, creating new employment opportunities that will last for generations to come.

The proposals set parameters for a range of development zones, suitable for delivering manufacturing and research space, with associated office and storage space, depending on tenant requirements. The parameters have been carefully judged with consideration of existing and proposed future land uses in the area, and to meet the needs and requirements of businesses in the growing hi-tech manufacturing industry.

The indicative masterplan below shows how the site could be developed within the parameters proposed.

The proposals are for an outline application (with all matters reserved) to provide a strategic employment development park, together with accesses, new Link Road, landscaping, sustainable drainage, and other associated infrastructure.

The finer details of the proposals including unit design, materiality and landscaping will form part of a future reserved matters application for the site.

More information about the design and parameters can be found in the Design and Access Statement, prepared by SGP, which forms part of the planning application submission.



Indicative masterplan of MIRA Technology Park South Site

REQUIREMENTS OF THE CONSULTATION

Community Engagement is now at the forefront of Government planning policy, as reviewed below. In accordance with these requirements and best practice, this report documents the consultation that has been undertaken to date and explains how it has been considered during preparation and development of the proposals for the site.

NATIONAL PLANNING POLICY

The Government's National Planning Policy Framework (NPPF), July 2021 sets out the Government's planning policies for England and how these are expected to be applied. The Government considers that pre-application engagement, prior to the submission of a planning application, is paramount to ensuring timely decision making, reducing delays, enabling better coordination between public and private resources and improving outcomes for the community.

The NPPF (paragraph 40) states that LPAs have a significant role to play in community engagement, by encouraging applicants to utilise pre-application services and engage with the local community and any statutory consultees, prior to submitting their application.

The level of engagement should be proportionate to the nature and scale of the proposed development. Early engagement by applicants, before an application is formally submitted, is encouraged so that the Council can give informal comments and help overcome any potential difficulties that may arise. Paragraph 41 encourages statutory consultees to engage and respond at an early stage to ensure that the planning process is not unnecessarily delayed.

Paragraph 132 states specifically that:

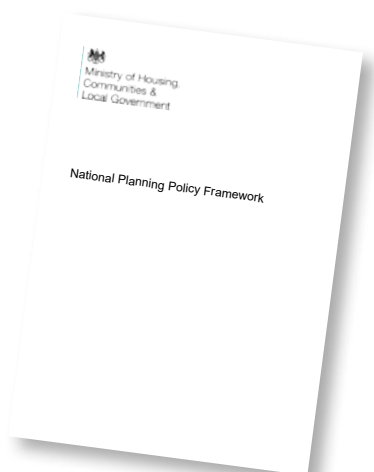
“Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

LOCAL PLANNING POLICY

North Warwickshire Borough Council Statement of Community Involvement was adopted in 2007 and last updated in August 2013. The document outlines the importance for communities of North Warwickshire to have sufficient opportunities to effectively express views on local development that may affect them and outlines the benefits this has for both the Council and community itself.

The document encourages applicants to engage in pre-application discussions with planning officers and *“officers recommend that the applicant undertakes consultation at the pre-application stage in order to gain an appreciation of how well the proposal is likely to be considered.”*

The consultation programme for the MIRA Technology Park South Site has ensured that the local community and stakeholders were well informed of the proposals and had the opportunity to provide feedback. The project team welcomed feedback throughout the consultation and has actively sought to address concerns and questions where possible prior to the submission of a planning application.



STATUTORY REQUIREMENTS

The development proposal will be determined on the basis that it comprises a major planning application, on account of the amount of employment floorspace proposed.

The precise nature of the consultation and publicity taken by the Local Planning Authority once the application is submitted will vary depending on the nature of proposals, but as a minimum will include the following:

Community Notification

- Weekly list of applications being submitted to the Council, alongside those applications which have been determined, are available on the Council's website or via email
- Submitted application forms and plans are sent to relevant Parish or Town Clerks
- Application forms and plans are available to view at the Council Offices
- Information on substantive proposals is often available at libraries in the Borough.

Neighbour Notification

- Weekly list of applications being submitted to the Council, alongside those applications which have been determined, are available on the Council's website or via e-mail
- Notices are placed at the site or as close to the site as possible where the public can see them
- Letters inviting comment are sent to the occupiers of premises most likely to be affected by the proposal.

BEST PRACTICE

It is generally considered that the normal means of consultation should be either an exhibition or a public meeting at a suitable public venue or virtually, or alternatively, by letter with accompanying plans as appropriate.

Our consultation with the local community was conducted using a combination of both traditional and digital methods, including a face-to-face residents' meeting, live online public webinars and face-to-face one-to-one meetings. A consultation website has also been available throughout the pre-application stage, which has been a hub for information about the proposals and used for gathering feedback.

We are satisfied that all reasonable measures have been taken to deliver a robust and measurable public consultation.

A report of the consultation exercise should be submitted as part of the planning application process, which sets out details of the events held; the range of information and visual material that was shared and offered for comment; the nature of questions and concerns raised by participants together with any responses given; and details of any changes to the design of the proposed scheme arising from feedback from the consultation process. This document provides information on these matters.

OVERVIEW OF THE CONSULTATION STRATEGY

Barton Willmore Communications and Engagement team is committed to engaging and consulting with communities and stakeholders. We have years of experience and can demonstrate a significant track record of success.

A local and robust programme of community involvement and consultation has been undertaken ahead of the submission of a planning application.

The aim has been to obtain feedback from the local community and key stakeholders to inform the proposals and make changes where possible to ensure the most appropriate scheme is brought forward for the site.

In light of COVID-19, the method of consultation was adapted to ensure the proposals could still be shared with the local community and stakeholders in a safe manner, and to prevent those with concerns over COVID-19 being excluded from engaging with the project team.

The consultation ensured the local community and key stakeholders were informed about the proposals and understood all aspects of the scheme. All stakeholders had the opportunity to provide feedback and engage directly with the project team. The methodology was designed to be flexible to respond to feedback and interest in the proposals for the site.

The project team will continue to engage with stakeholders and the local community throughout the planning process and beyond, building on the lines of communication already established.



CONSULTATION PROCESS AND METHODOLOGY

CONSULTATION AIMS

The primary aims of our community consultation have been to engage with the local community and other interested parties; inform them of the proposals being brought forward; identify any significant local issues or concerns; and ensure these are addressed where possible in an inclusive manner.

The objectives throughout the process of consultation have been to:

- Research and identify relevant interest groups and parties
- Ensure as many people in the local area as possible were engaged throughout the consultation process, including identified stakeholders and the local community
- Provide the local community with opportunities to give feedback about the proposals
- Identify and address where possible any issues or concerns highlighted by the local community and stakeholders
- Be clear about what can be changed and what cannot and explain why
- Be inclusive, accessible, transparent and engaging
- Clearly communicate all feedback from the local community to the project team
- Develop an appropriate scheme for the site influenced by the feedback of key stakeholders and the local community.

STAKEHOLDERS

The key stakeholders identified, engaged and informed of the proposals for the site included:

- MP for North Warwickshire
- MP for Nuneaton, Arley and Hartshill
- MP for Hinckley and Bosworth
- North Warwickshire Borough Officers and Councillors
- Nuneaton and Bedworth Borough Officers and Councillors
- Hinckley and Bosworth Borough Officers and Councillors
- Coventry and Warks LEP
- Leicester and Leics LEP
- West Midlands Combined Authority
- Warwickshire County Council Officers
- Leicestershire County Council Officers
- Witherley Parish
- Caldecote Parish
- Members of the local community, residents and businesses.

CONSULTATION BOUNDARY

A distribution area boundary was established for each stage of the consultation and used as a distribution area for the delivery of consultation material.

The first consultation stage covered addresses in Caldecote, who would be more likely to be directly affected by the proposals. In response to the further developed plans and additional highway work required as part of the proposals, the second consultation stage covered a wider distribution area, including addresses in Caldecote, Fenny Drayton, Atterton and Ratcliffe Culey.

STAGE 1

The boundary included approximately 96 residential and business addresses. The identified area was used as a distribution area for the delivery of letters upon the launch of the consultation in February 2022.

The distribution area is shown on the map below.



March 2022 distribution area

STAGE 2

The boundary included approximately 402 residential and business addresses. The identified area was used as a distribution area for the delivery of consultation flyers in July 2022.

The distribution area is shown on the maps below.



July 2022 distribution areas

CONSULTATION TIMELINE

Since February 2022, a two-stage programme of community involvement has been undertaken. Public webinars, meetings, one-to-ones and stakeholder meetings have been held. The table below sets out community consultation and engagement that has taken place.

Date	Details
Stage One	
Wednesday 23 February 2022	96 invitation letters delivered to residential and business addresses in the area surrounding MIRA Technology Park South Site. The letter introduced the proposals for the MIRA Technology Park South Site, invited the local community to attend a face-to-face meeting with the team, live online public webinars, and outlined how to find out more about the proposals and get in touch with team.
Wednesday 23 February 2022	Project specific website www.miraconsultation.co.uk published including details of the site, project team, proposals, consultation process including registration for webinars and a questionnaire. Printed copies of the consultation materials were available upon request. Project specific communication channels also opened, including the email address miraconsultation@bartonwillmore.co.uk
Wednesday 23 February 2022	Online and printed advertisements to invite the local community to the online public webinars were published in the Nuneaton News, Hinckley Times, Coventry Live and Leicestershire Live.
Wednesday 2 March 2022	A face-to-face meeting was held for neighbours the site to drop-in to meet the project team and view and discuss the proposals for the site. The event was held at The Hub, MIRA Technology Park, Watling Street, Nuneaton, CV10 0TU from 5:30pm to 7:30pm. Members of the project team from MIRA, Swanvale Developments, SGP and Barton Willmore now Stantec were in attendance.
Thursday 3 March 2022 (6pm-7pm) and Saturday 5 March 2022 (10am-11am)	Live online public webinars were held via zoom. The webinars provided an opportunity for the local community to view the proposals and give feedback during a live Q&A session. Members of the project team from Swanvale Developments, SGP, Milestone and Barton Willmore now Stantec were in attendance.
Thursday 17 March 2022	A one-to-one meeting was held with neighbours of the site. The meeting took place at the home of one of the neighbours. A member of the project team from Barton Willmore was in attendance.
Wednesday 23 March 2022	An email was sent to people subscribed to the project mailing list re: MIRA South Site - Thank you for your feedback. The email outlined key statistics and feedback received to the consultation, as well as next steps for the proposals.
Thursday 24 March 2022	A one-to-one meeting was held with a neighbour of the site. The meeting took place at the home of the neighbour. Two members of the project team were in attendance.

Date	Details
Stage Two	
Wednesday 15 June 2022	A member of the project team attended a Witherley Parish Council meeting to present to Councillors the emerging proposed highways works relating to the revised proposals for the site. The meeting was open to members of the public.
Monday 11 July 2022	One-to-one meeting invitation emails were sent to residents living in Caldecote who previously engaged with the project team and are more likely to be directly affected by the proposals.
Tuesday 12 July 2022 – Tuesday 19 July 2022	402 consultation flyers were issued to addresses in Caldecote, Fenny Drayton, Atterton and Ratcliffe Culey. The flyer set out the key changes made to the proposals and invited the local community to attend a live online public webinar to find out more and provide feedback.
Tuesday 12 July 2022	The project website was updated with details of the consultation and revised proposals, including the indicative masterplan, changes made in response to feedback, a highway update, webinar registration and a feedback form. Following the live online public webinar, the presentation and recording were made available on the website for residents to watch and download.
Tuesday 12 July 2022	An email was sent to people subscribed to the project mailing list re: MIRA South Site - Invitation to an Online Public Webinar. The email included an electronic copy of the postal flyer and details of the online public webinar.
Tuesday 19 July 2022	Face-to-face one-to-one meetings were held for immediate neighbours of the site, who are more likely to be directly affected by the proposals. The meetings took place to present the revised proposals and discuss the changes made, where possible, in response to feedback and concerns raised. The meetings were held at MIRA Technology Park, Watling Street, Nuneaton, CV10 0TU from 3pm to 7pm. Members of the project team from Swanvale Developments, SGP, Milestone and Barton Willmore now Stantec were in attendance.
Thursday 21 July 2022	A live online public webinar was held via zoom at 6pm. The webinar provided an opportunity for the local community to hear a presentation about the revised proposals and take part in a live Q&A session. Members of the project team from Swanvale Developments, SGP, Milestone and Barton Willmore now Stantec were in attendance.
Wednesday 27 July 2022	Face-to-face one-to-one meetings were held for immediate neighbours of the site, who are more likely to be directly affected by the proposals. The meetings took place to present the revised proposals and discuss the changes made, where possible, in response to feedback and concerns raised. The meetings were held at MIRA Technology Park, Watling Street, Nuneaton, CV10 0TU. Members of the project team from MIRA, Swanvale Developments, SGP, Milestone and Barton Willmore now Stantec were in attendance.

+ CONSULTATION MATERIALS

CONSULTATION WEBSITE

On Wednesday 23 February 2022, a project specific website was launched, dedicated to the consultation and engagement process.

The website can be accessed at: www.miraconsultation.co.uk

The website has acted as a hub of information about the proposals throughout the pre-application process. It was updated on Tuesday 12 July 2022 to include details of the Stage Two consultation and revised proposals. It will continue to be updated throughout the planning process to keep the local community informed of the proposals.

The website includes the following web pages and information.

Website pages	Detail
Welcome	Landing page with a welcome message and introduction to the proposals.
Meet the Team	Introductions to the Applicants and specialist project team preparing the proposals for MIRA Technology Park South Site.
Site Context and Location	An overview of the site location and context, including a site location plan.
Proposals	The vision for the site, alongside an indicative masterplan of the proposals as well as details regarding transport, access, landscaping and local benefits. The section was updated to include details of the revised proposals at Stage Two.
Consultation	An overview of the consultation process and recordings of the public webinars and a registration box to allow people to sign-up to our mailing list to receive direct project updates.
Have Your Say	An online questionnaire was available for the local community to complete at Stage One and a feedback form was available at Stage Two.
FAQs	Frequently asked questions about the proposals, updated throughout the consultation process.
Downloads	Consultation materials available for download.
Contact Us	Details of the project specific communication channels available to the community to get in touch with the project team.

Since the website was published, it has received **2,797 unique visitors** (true on Tuesday 2 August 2022).

A copy of the website pages can be found in Appendix 8.1.

COMMUNICATION CHANNELS

EMAIL

A dedicated email address miraconsultation@bartonwillmore.co.uk was set up upon launching the public consultation to provide a direct contact point for queries throughout the process. The email account was monitored by the project team daily and responses were formulated with project team input.

PROJECT PHONE NUMBER

A telephone number (0207 446 6812) was available for all queries regarding the consultation and wider project. This was staffed and managed by the project team.

PROJECT DATABASE

The project database was used to keep a record of people who expressed an interest in being added to our mailing list, to receive project updates and remain involved or informed about the proposals. The database is used to send updates via email regarding the project.

People were able to sign-up to the mailing list via the website, when completing the questionnaire, or by getting in touch via telephone or email and asking to be added to the database.

In total, 42 people signed up to the project updates database. A copy of the emails sent to the mailing can be found in Appendix 8.2.

STAGE ONE

CONSULTATION LETTERS

On Wednesday 23 February 2022, 96 invitation letters were delivered to residential and business addresses in the area surrounding MIRA Technology Park South Site.

The letter introduced the proposals for 'MIRA South Site', invited the local community to attend a face-to-face meeting with the team, live online public webinars, and outlined how to find out more about the proposals and get in touch with team.

A copy of the full letter can be found in Appendix 8.3.

LOCAL ADVERTISEMENTS

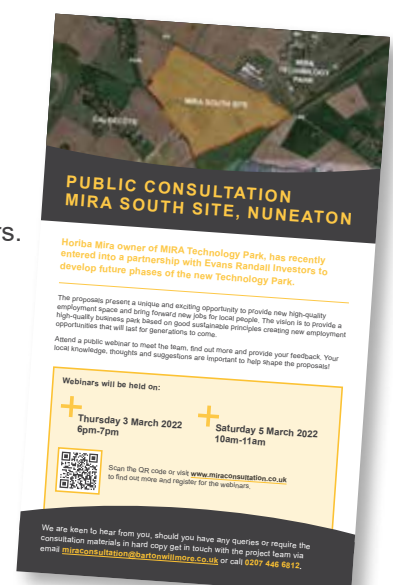
On Wednesday 23 February 2022, online and printed advertisements were published in the Nuneaton News, Hinckley Times, Coventry Live and Leicestershire Live.

A quarter page advert was published in both the Nuneaton News and Hinckley Times. These papers have an average readership of 7,138.

A display advertising campaign for 100,000 impressions was published on Coventry Live and Leicestershire Live websites.

The adverts introduced the proposals for MIRA Technology Park South Site and invited the community to attend the live online public webinars.

A copy of the advertisements, which ran for one week can be found in Appendix 8.4.



The printed advertisement

QUESTIONNAIRE

In February 2022, a questionnaire was published on the project website upon launching the consultation. Hard copies were also available at the residents' meeting. The aim of the questionnaire was to obtain feedback about the initial proposals, which could inform the plans for the site.

The questionnaire included a mix of multiple choice and open-ended with free text boxes for additional comments to be submitted. All questions were optional.

In addition to demographic questions such as name, address, age group and gender, the questionnaire asked the following questions:

- Do you support the proposals to provide employment space at 'MIRA South Site'?
- Do you support the idea to provide new landscaped amenity space for the community?
- Is there anything else you would like to see provided at the site?
- What other benefits do you think will be provided with the expansion of the MIRA cluster and creation of a further (2,500) jobs locally?
- Do you have any other feedback or suggestions that you would like to share with us?

A copy of the questionnaire is included at Appendix 8.5.

RESIDENTS' MEETING

On Wednesday 2 March 2022, a face-to-face residents' meeting was held for neighbours of MIRA South Site. Residents were able to drop-in to meet the project team and view and discuss the proposals for the site.

The event was held at The Hub, MIRA Technology Park, Watling Street, Nuneaton, CV10 0TU from 5:30pm to 7:30pm. Members of the project team from MIRA, Swanvale Developments, SGP and Barton Willmore now Stantec were in attendance.

Eight A1 information boards were displayed with details about the proposals and an A0 copy of the indicative masterplan was displayed in the centre of the room for discussion. Questionnaires were available for completion and refreshments were provided.

The information boards included the following information:

- The Vision
- Overview of the Proposals
- Indicative Masterplan
- Community Benefits
- Indicative Views of the Proposals.



Photos of meeting

ONLINE PUBLIC WEBINARS

On Thursday 3 March 2022 (6pm-7pm) and Saturday 5 March 2022 (10am-11am), live online public webinars were held via zoom.

The webinars provided an opportunity for the local community to view the proposals and give feedback during a live Q&A session. Members of the project team from Swanvale Developments, SGP, Milestone and Barton Willmore were in attendance.

Presentation slides



The team provided a presentation, which included the following information:

- Welcome, Housekeeping and Introductions to the Project Team
- MIRA in the Community
- The Vision – North Site
- Site Location and Context
- The Vision – South Site
- Overview of the Proposal
- Transport
- Blue and Green Infrastructure
- Sustainability
- Community Benefits
- Indicative Views
- Project Next Steps and Consultation Process
- Q&A Session.

The public webinar recordings and presentation were published on the consultation website following the events. These allowed members of the local community who may not have been able to attend an opportunity to watch the webinars and review the information.

A copy of the presentations can be found in Appendix 8.6.



Webinar 5th March

Webinar recording, as on the project website

STAGE TWO

ONE-TO-ONE INVITATIONS

On Monday 11 July 2022, emails were sent to residents living in Caldecote, who previously engaged with the project team and are more likely to be directly affected by the proposals.

The email invited residents to one-to-one meetings with the project team and outlined the purpose and protocol of the meetings. The email also advised of the live online public webinar scheduled for Thursday 21 July 2022.

A copy of the email can be found in Appendix 8.7.

CONSULTATION FLYER

On Tuesday 12 July – Tuesday 19 July 2022, 402 consultation flyers were issued to addresses in Caldecote, Fenny Drayton, Atterton and Ratcliffe Culey.

The purpose of the flyer was to invite the local community to take part in the consultation on proposals for the site, by attending a live online public webinar and providing feedback. The flyer also included details of the vision and key changes made to the revised proposals in response to feedback.

The project team contact details and website were also provided on the flyers.

A copy of the flyer can be found in Appendix 8.8.



Consultation Flyer

FEEDBACK FORM

In June 2022, a feedback form was published on the project website upon launching the second stage of the consultation. Hard copies were also available at the one-to-one meetings. The aim of the feedback form was to allow the local community to provide their comments and thoughts about the revised proposals.

The feedback form included demographic questions, in addition to one question about the proposals, which asked 'Let us know your comments about the revised proposals for MIRA South Site'.

A copy of the feedback form is included at Appendix 8.9.

ONE-TO-ONE MEETINGS

On Tuesday 19 July 2022, face-to-face one-to-one meetings were held for immediate neighbours of the site, who are more likely to be directly affected by the proposals. The meetings took place to present the revised proposals and discuss the changes made, where possible, in response to feedback and concerns raised.

The meetings were held at MIRA Technology Park, Watling Street, Nuneaton, CV10 0TU from 3pm to 7pm. Members of the project team from Swanvale Developments, SGP, Milestone and Barton Willmore now Stantec were in attendance.

The revised indicative masterplan was displayed and information boards, showing sections of key views were available for discussion.

ONLINE PUBLIC WEBINAR

On Thursday 21 July 2022 (6pm), a live online public webinar was held via zoom.

The webinar provided an opportunity for the local community to hear a presentation about the revised proposals and take part in a live Q&A session. Members of the project team from Swanvale Developments, SGP, Milestone and Barton Willmore now Stantec were in attendance.

The team provided a presentation, which included the following information:

- Welcome, Housekeeping and Introductions to the Project Team
- MIRA in the Community
- The Vision – North Site
- The Vision – South Site
- Consultation Overview
- Consultation Feedback
- Responding to Feedback
- Site Location and Context
- Blue and Green Infrastructure
- Movement Infrastructure
- Overview of the Proposal
- Changes made in Response to Consultation Feedback
- Sustainability
- Indicative Views
- Community Benefits
- Planning Process and Parameters
- Project Next Steps and Consultation Process
- Q&A session.



Webinar presentation slides

The public webinar recordings and presentation were published on the project website following the events. These allowed members of the local community who may not have been able to attend an opportunity to watch the webinars and review the information.

A copy of the presentation can be found in Appendix 8.10.



Webinar 21st July

Webinar recording, as on the project website

CONSULTATION FEEDBACK

Feedback and questions about the proposals have been provided through several communication channels, verbally at the public meeting, via email/telephone, questionnaire responses, webinar sessions and one-to-one meetings.

The following section sets out the feedback, questions and comments received during all stages of consultation on the proposals.

STAKEHOLDER MEETINGS

Meetings and discussions were held with key stakeholders throughout the consultation process. For each stakeholder meeting, a presentation of the proposals including site plans was displayed to guide the discussions.

STAGE ONE FEEDBACK (MARCH 2022)

RESIDENTS' MEETING

During the residents' meeting verbal feedback was provided to the project team from attendees. The feedback, including questions, concerns and suggestions have been collated into common themes and set out below.

LOCAL PLAN AND SURROUNDING DEVELOPMENTS

- Allocation in the Local Plan does not currently include the full area shown as being proposed for development
- 700 new homes proposed close by need to be considered in the plans
- Does MIRA control all of the land shown in the site boundary?

HIGHWAYS AND WALKWAYS

- The A5 requires speed management
- There are already too many vehicles on the roads surrounding the site and they're heavily congested
- Concern that people will not use the spine road proposed as it is a 'longer' route
- Concern about access at the Redgate Island/ junction – noted that there are existing problems in this location regarding access, safety and traffic
- Suggestion for a second spine road to assist with managing traffic flows
- Public footpaths at the corner of the site by School House, village hall and 15 Weddington Lane – design to be reviewed of this route to prevent impact on existing residents and consider future management. Ownership also queried
- Will there be loading bays for HGVs on the site?
- Are the plans being discussed with the county highways authority
- Concerns raised about how many vehicles are expected to come to the site each day and level of car parking, as well as increased air pollution.

SAFETY AND SECURITY

- Security and management of the site and proposed new pedestrian routes to be considered
- Careful and considered placement of street lighting – concern about light pollution
- Cameras and on-site security to prevent anti-social behaviour
- Fear of people 'hanging out' in the country park areas and rear of car parks.

LANDSCAPING

- Queries about the maturity and size of plants proposed
- Phasing and at what stage will the plants be provided
- Incorporate mounds/embankments with planting, to assist with boundary treatments and views of the proposed buildings
- Ongoing maintenance of planting and landscaped areas
- Concern about the impact on ecology - habitat creation and mitigation.

EMPLOYMENT SPACE

- Is there a need for new jobs post covid and is there a need for so many parking spaces, will this many people be working at the site or will they be working from home?
- What will the new buildings be used for?
- What companies will be occupying the new employment space?
- Will the jobs just be for skilled workers?
- What will the hours of operation be for the site?
- Number of employees at the site causes concern for increased noise and disruption to residents.

SCALE AND MASSING

- Why do the buildings need to be so tall?
- How tall are the new buildings?
- Massing and impact on homes along Weddington Lane
- Views of the proposal requested from specific houses on Weddington Lane.

ADDITIONAL COMMENTS

- There are no benefits to local people
- The proposals will impact on views of the countryside
- Impact on mental wellbeing and psychological impacts
- Compensation for impact on properties
- No consultation has been undertaken with the local community
- When is the application being submitted and when will construction begin?
- Concerns raised about increased flooding in the fields surrounding the site because of the development
- Sustainability and energy requirements of the new buildings.

QUESTIONNAIRE RESPONSES

The local community were encouraged to provide feedback and complete a questionnaire to record their ideas, concerns and general comments.

23 questionnaires were completed and returned to the project team during the consultation.

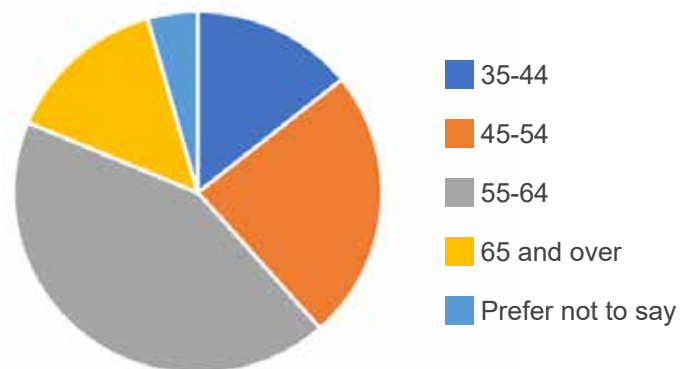
The questionnaire allowed considerable space for comments and queries to be made enabling both positive and negative feedback. The analysis of the questionnaire responses highlights key themes of interest or concern raised by the local community, relating to the following matters:

- Traffic/highways impact
- Scale and massing
- Footpaths
- Sustainability
- Employment use (including future management)
- Landscaping
- Benefits to local people
- Planning/construction programme

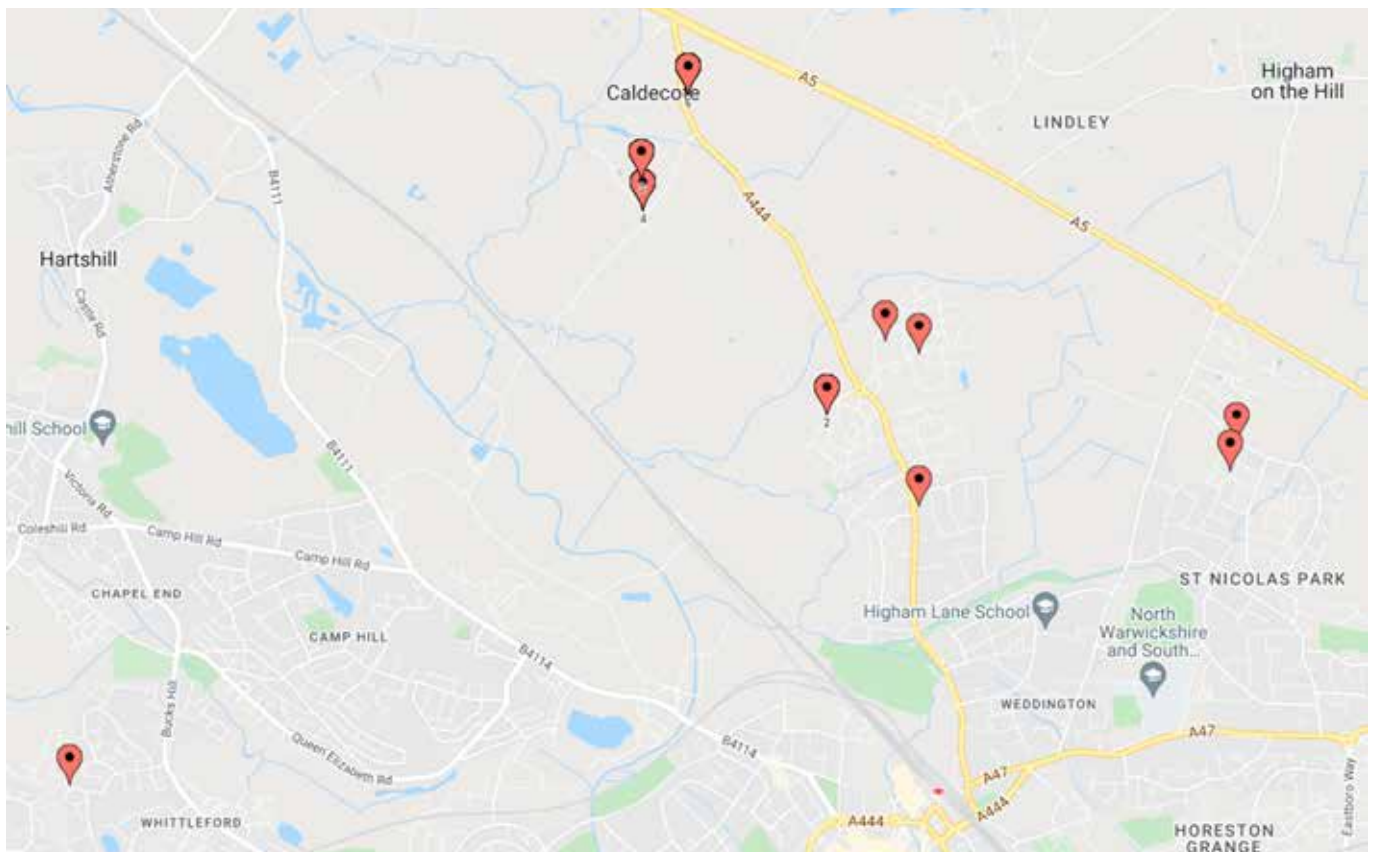
- Consultation process
- Flooding
- Noise, light and air pollution.

Of those who completed the questionnaire and demographic questions:

- 52% were female and 48% were male
- The majority (39%) were aged 55-64 and no respondents were aged 34 or below.



The map below shows where respondents, who provided address details, live in relation to MIRA Technology Park South Site. 13 respondents lived in Caldecote.

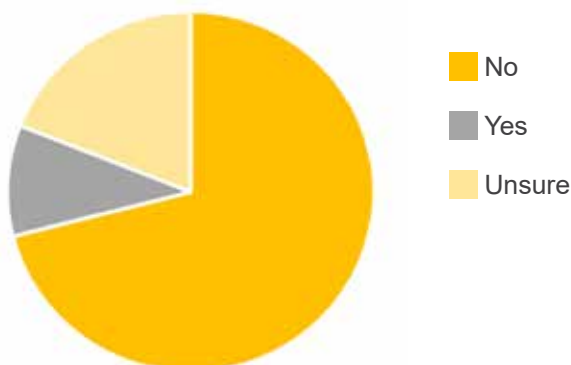


An analysis of the responses provided to each question regarding the proposals is set out below.

1. Do you support the proposals to provide employment space at MIRA South Site?

21 respondents provided an answer to this question.

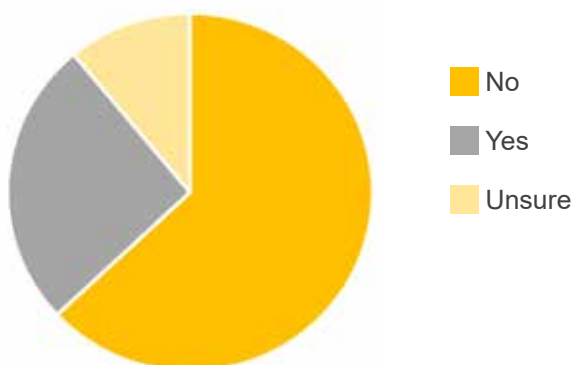
71% of respondents (15 people) stated that they do not support the proposals to develop the site, while 19% (four people) support the proposals and 10% (two people) are unsure.



2. Do you support the idea to provide new landscaped amenity space for the community?

19 respondents provided an answer to this question.

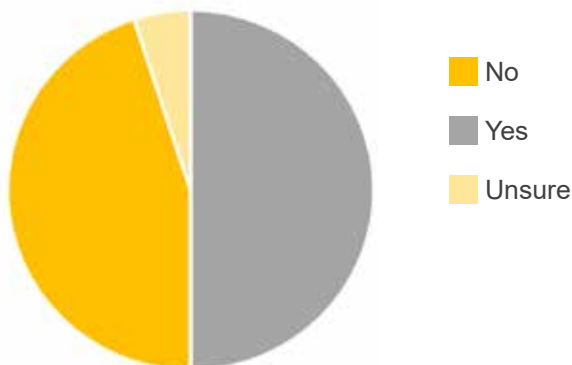
63% of respondents (12 people) answered that they do not support the proposals to provide new landscaped amenity space for the community, while 26% (five people) support and 11% (two people) are unsure.



3. Is there anything else you would like to see provided at the site?

20 respondents provided an answer to this question.

50% of respondents (10 people) provided suggestions for other things they would like to see provided at the site, while 45% (nine people) did not and 5% (one person) was unsure.



Respondents made the following suggestions and comments with regards to what else they would like to see provided at the site:

"Embankments and dropped elevation of buildings."

"No buildings at all."

"Green open fields and space, left as it is."

"There are many things I would like to see prior to further opinions being made. Clearly you have the ability to provide graphic visuals of all angles of the proposed site - I live opposite the development and would like you to provide a visual as if I were looking at it from the front on my property."

"I think it would be good to have a dedicated bus and public transport from the Caldecote junction."

"Restaurant / pub e.g. Harvester / Beefeater type of restaurant."

"Expansion & better utilisation of space on the North site to accommodate the massive buildings (both footprint & height)"

Yes - for it to be built elsewhere. It is ruining one of the oldest, remaining hamlets in the County. Surely there is other space on the MIRA site to build it."

"A top brand coffee drive through and shop."

4. What other benefits do you think will be provided with the expansion of the MIRA cluster and creation of a further (2,500) jobs locally?

19 respondents answered this question.

The comments made are set out below and reveal that most respondents did not consider there to be any direct benefits for the local community, as a result of the proposals at this stage.

Comments made in relation to benefits were as follows:

- *“Good employment in the area rather than having to travel out of the area, better transport links, hopefully more facilities available to use.”*
- *“Route through to the A5 reducing traffic at the Redgate junction.”*
- *“Prestige for the local area.”*
- *“Local jobs and therefore investment.”*

15 respondents considered there to be no direct benefits for residents. Concerns related to the potential for an increase in activity, pollution and traffic, as follows:

- *“There is no benefit at this moment. The infrastructure of the A5 and surrounding areas needs implementing. It's ok having new job growth but if you can't get to your place of work at peak times because of heavy traffic then what's the point. I work in Nuneaton town centre at peak times, it can take me 30 minutes from Weddington.. New housing has meant our local infrastructure is compromised, this will cripple it. SORT ROADS FIRST....”*
- *No way, no use to us!! More workers we don't need it by us, we will not benefit at all.”*
- *“None - we retired to the countryside/rural area after a lifetime of city life - we did not expect to find ourselves in a technology centre!”*
- *“No benefits, more traffic added to the town and already overwhelmed infrastructure.”*
- *We do not need the destruction of more farm land for metal boxes.”*
- *“No benefits to local residents who have chosen to live in a quite village. Our peace, quiet and quality of life will be totally disrupted by the construction - more traffic on an already too busy road, dust, noise, pollution, just to name but a few.”*

- *“More speeding traffic, accidents.. views from gardens ruined, sounds, lighting all increased. Lack of concern for residents who've chose to live with open rural views ruined.. pollution up by 100%.”*
- *“There is no benefits for the community who live on the boundary of the suggested site out lined by Mira.”*

5. Do you have any other feedback or suggestions you would like to share with us?

19 respondents answered the question and provided additional feedback or suggestions about the proposals.

The feedback highlighted areas of concern, interest and suggestions about the proposals, which can be grouped into key themes. Comments made are included below.

LOCATION OF THE DEVELOPMENT

- *“Consider developing to the north of the A5 rather than coming south towards existing habitation.”*
- *“Use the current site to the north, residents do not want to lose even more green space on the edge of our town.”*

LOSS OF GREEN SPACE AND LANDSCAPING

- *“Yes please leave what green space we have left. Somewhere for us to walk that's not manufactured greenspace. Somewhere to enjoy nature. I don't want to live in a concrete city.”*
- *“Larger/doubled area of green/trees.”*
- *“Land on new MIRA site is higher than ours, hence we will have full sight of MIRA - trees don't grow that tall do they?”*
- *“The A5 is becoming a corridor of warehouse structures, we need to retain this valuable green space alongside much expanded housing in the area.”*

IMPACT ON THE SURROUNDING AREA/ NEIGHBOURING RESIDENTS

- “Until we have a chance to see more - real factual details on the building type & heights. The true visual impact on our life from our existing property facing the site I’m unable to offer any positives to the scheme as it is likely to have a massive financial impact on the value of our property as well as a real degradation in our quality throughout the build process and beyond completion with the massive increase in dust / dirt / noise / light pollution following its completion so near to the frontage of our house. I would also like to know if the developers have put a contingency in for compensation to cover future value of the properties affected.”
- “I find this very offensive as the build will impact on my wellbeing and mindfulness in the most negative way. The location of the car park is too close to the houses.”
- “I find this very offensive as the build will impact on my wellbeing and mindfulness in the most negative way. The location of the car park is too close to the houses.”
- “House values will be significantly affected, particularly those with views impacted & traffic noise & pollution. Surrounding houses will become almost unsaleable whilst this development is being planned and if approved during build.”

TRAFFIC AND TRANSPORT

- “Weddington Road - volume of traffic is very high - emergency services route A5 and Redgate Island - high volume of traffic currently - 2,500 potential increase is very alarming.”
- “Extra traffic (nightmare).”
- “Road networks cannot cope currently. Roads are already overloaded with the housing developments that continue to be built around the A5, along with multiple warehousing units (both in County & north / south). The Red Gate improved roundabout rebuilt as part of the previous MIRA development has become dangerous if approaching from either direction on the A444 as the traffic calming intent for A5 users has failed. A5 traffic just carries on at speed using both lanes to cross the roundabout.”

- “Volume of traffic from A5 and Nuneaton will make it difficult to get out of Caldecote Lane onto A444. Travelling time will increase.”
- “Building another roundabout on A444 will be a nightmare for traffic into and out of Nuneaton. It takes long enough now.”
- “When A5 is blocked lorries already try to come through Caldecote, this will only get worse.”

SCALE AND MASSING

- “I fail to see how 1.8 million square feet of warehousing/manufacturing with up to 18m high buildings is seen as a benefit, particularly the wellbeing & mindfulness claims.”
- “The height of the buildings will dominate the landscape and no amount of trees will change this.”
- “Site is too big and will cause too many problems for surrounding area and village.”

NOISE, AIR AND LIGHT POLLUTION

- “Up to 2500 employees on site will cause serious traffic issues in access & egress. A 24 / 7 shift pattern will also cause noise & light pollution, and also pose serious concerns on local residents’ home security.”
- “Carbon footprint / emissions will impact negatively on our local community.”
- “Air pollution and noise pollution coming from the cars coming and going 24 hours a day is not acceptable.”

FLOOD RISK

- “Every time building works in the area it increases the flooding onto my property and fields.”

PUBLIC WEBINARS

As noted earlier in this document, on Thursday 3 March 2022 (6pm-7pm) and Saturday 5 March 2022 (10am-11am), public webinars were held via zoom. The webinars were attended by 16 members of the local community.

The webinars provided an opportunity for the local community to view the proposals and give feedback during a live Q&A session. Members of the project team from Swanvale Developments, SGP, Milestone and Barton Willmore now Stantec were in attendance.

The team provided a presentation of the proposals and addressed questions from the public during the live Q&A session. Queries received prior to the webinars were also addressed during the session. Recordings of the webinars can be found on the consultation website.

Attendees were informed of the project communication channels and advised how to get in touch with the team, should they have any further questions or queries following the webinars.

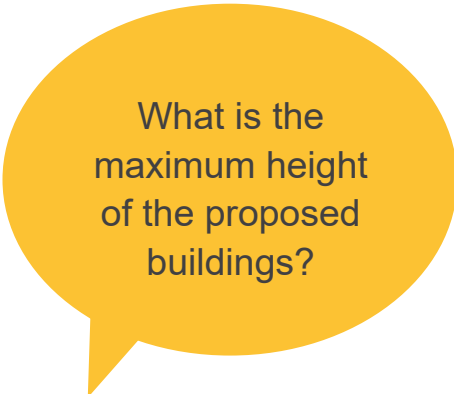
The questions submitted during the webinar sessions can be grouped into key themes, as follows:

- Planning/construction programme
- Traffic and transport
- Design, scale and massing
- Local Plan allocation
- Community benefits
- Employment use, including future management/hours of operation
- Noise and air pollution
- Sustainability/energy requirements
- Flood risk
- Public routes and footpaths.

A full list of the questions, comments and statements made during the webinars can be found in Appendix 8.11.



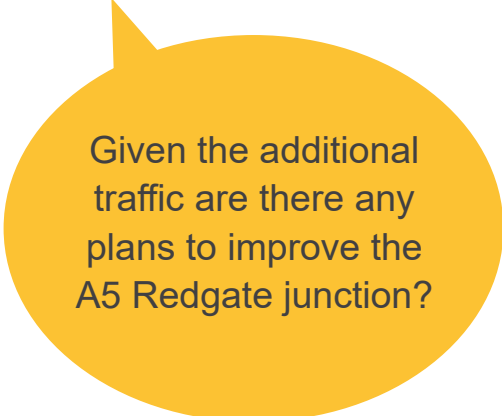
What are the benefits to the residents?



What is the maximum height of the proposed buildings?



If planning is approved...when will this project be starting?



Given the additional traffic are there any plans to improve the A5 Redgate junction?

EMAILS AND TELEPHONE CALLS

The project specific email and telephone line were monitored by the project team throughout the consultation period. Feedback was received via this platform from residents who live in the local area surrounding the site.

Summary of the comments made in telephone discussions and direct emails received:

- Bridle path between houses near to the site and queries about who owns the footpath. Future management and how this is incorporated in the proposals is key. People currently walk through it as it is right of way, with an increase in people at the site the number of people using this could increase and have a significant impact on the nearby residents. Access needs to be maintained and kept clear for cess pits to be emptied. Suggestion made by the resident to explore blocking through access from the rear but keeping open to the front
- Increased flooding on fields adjacent to the site raised as a concern, as an impact of developing the site
- Questions about compensation claims
- Queries about the employment use and future management
- Questions about highways and transport modelling
- Request for the project team to meet residents
- Requests for views of the proposals from neighbouring properties
- Noise pollution and disruption in the construction phase
- Air quality due to increase in emissions
- Impact on local residents, mental well-being and lack of community benefits
- Queries about building heights and scale
- Queries about the consultation process, including timescales, programme, planned activities and approach being taken.

ONE-TO-ONE MEETINGS

During the one-to-one meetings verbal feedback was provided to the project team from attendees. The feedback and discussions highlighted the factors residents welcomed and their concerns.

Residents welcomed...	Residents were concerned about...
Improvements to the A444 and proposed transport orders and signage	Future management and security
Alterations to the layout of buildings to the south	Light, noise and air pollution
Reduction in the size of buildings to the south	Inclusion of land outside of the Local Plan allocation
Additional landscaping enhancements	The additional footpaths and accessibility to the country park area
Provision of sections to show views of the proposals	Scale, height and materiality of the proposed buildings
Proposals to divert the Public Right of Way from Weddington Lane	General impact on the local community and value of residents' properties
Consideration given to preventing flood risk	Impact on biodiversity and the scale of proposed landscape bunding and maturity and species of plants

In addition to the above, some residents queried the consultation process being followed, including the distribution of consultation invitations and structure of the one-to-one meetings.

Suggestions were made by some residents about the types of plants they would like to see, including evergreens, a mix of mature large trees and shrubs, as well as fruit trees and species to promote biodiversity. It was advised that these matters will be discussed further and agreed as part of a future reserved matters application.

FEEDBACK FORMS

The local community were encouraged to provide feedback and complete a feedback form to record their ideas, concerns and general comments about the revised proposals.

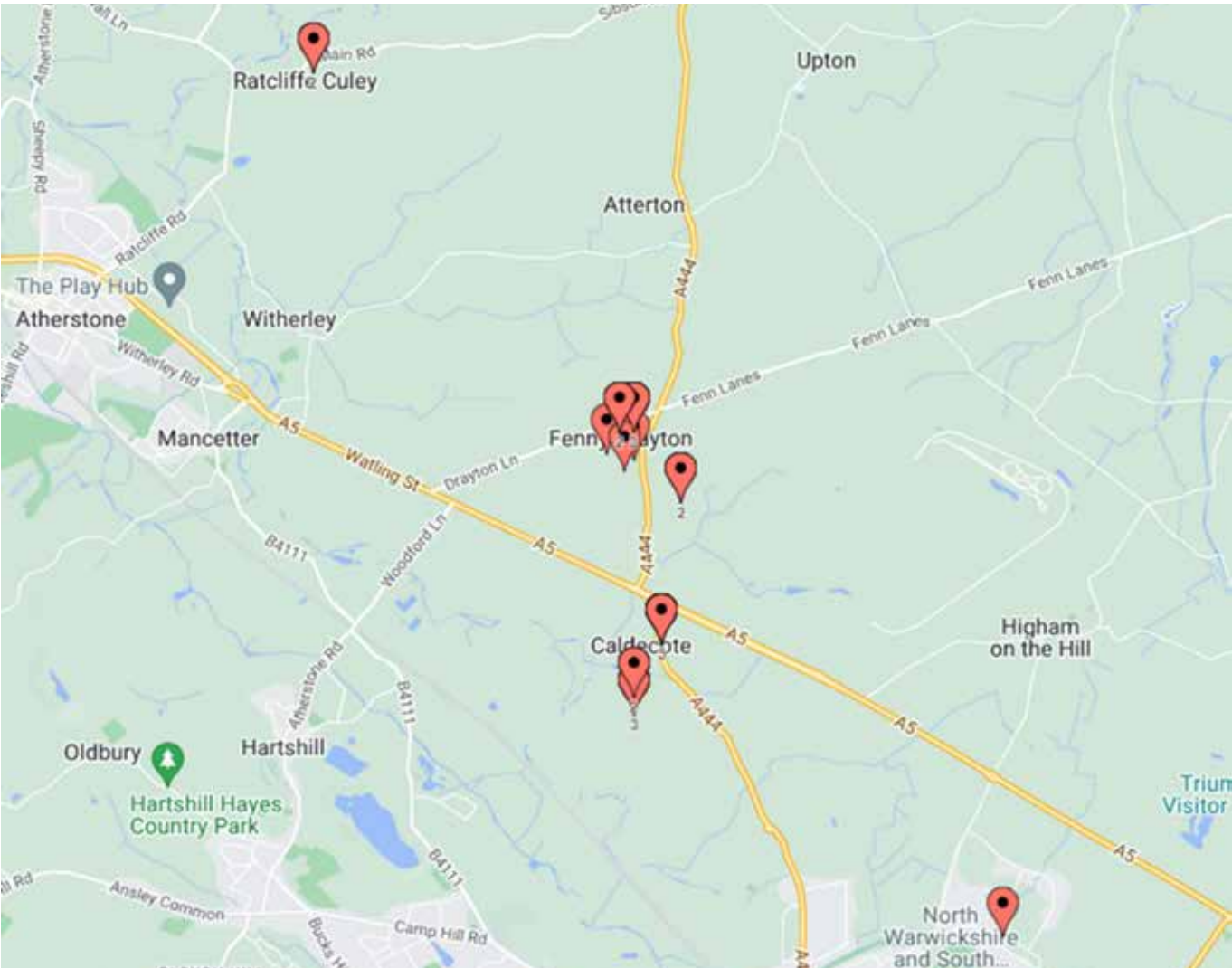
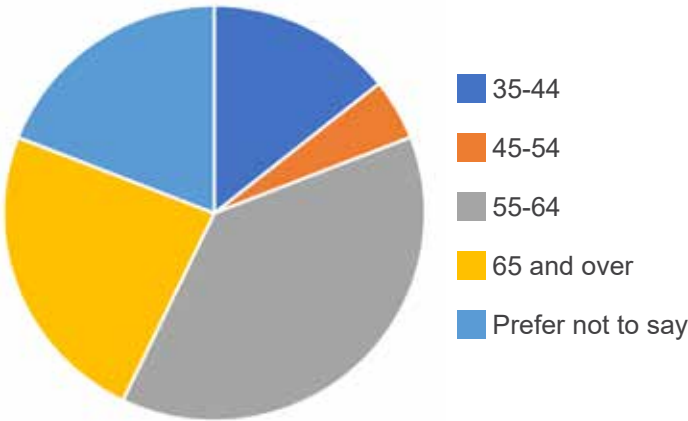
27 feedback submissions were made to the project team during the consultation. Feedback submission were made via the online form, email and post.

The map below shows where respondents, who provided address details, live in relation to MIRA Technology Park South Site.

Of those who completed the questionnaire and demographic questions:

61%were male and 24% were female, the remainder chose not to specify

14% were aged 35-44, 4% were 45-54, 38% were aged 55-64, 24% were aged 65 and over and the remainder chose not to say.



The feedback submitted to the project team highlighted aspects of the proposals that were welcomed, concerns, and suggestions.

The aspect of the proposals most welcomed is the highways improvements to the A444 and Redgate Junction. Positive comments were made by some respondents about the improvements to the revised proposals, the principle of the development and consultation webinar. Comments made include the following:

HIGHWAYS/TRANSPORT

- *"If these revised proposals help reduce the flow of speeding traffic through Fenny Drayton then I feel it would be for the best"*
- *"The revised plans are an improvement in my view."*
- *"I am glad to see Redgate roundabout is being redesigned. The proposed design to the north of Redgate roundabout provides much more direct access to the north part of A444. This is a much more practical solution as compare to current design."*
- *"There is some benefit in the traffic calming measures that you have put forward for the A444"*
- *"Traffic along A444: Road calming, 30mp no hgv, visual road narrowing by junction of Weddington Lane/Caldecote Lane. This is acceptable, if it happens? Thank you!"*
- *"One proposal which would be beneficial is the proposal that the A5 end of Weddington Lane would have an HGV restriction, the introduction of traffic calming measures & a lower speed limit & also directing traffic from the A5 through the proposed estate to Nuneaton."*

CONSULTATION WEBINAR

- *"My wife and I logged in to the webinar presentation on Thursday evening, we both felt the process was very well presented and informative."*

PRINCIPLE OF THE DEVELOPMENT

- *"We do see the development as a positive for the area but Mira must understand the concern of people who opt to live in villages as their way of life, away from towns and cities."*
- *"Fantastic idea but industrial estates need to be hidden behind trees as they are often eyesores, a blot on the landscape"*
- *"I am delighted to see the proposals to improve the Redgate roundabout, and I have no objection to the MIRA South development itself."*

The majority of respondents raised concerns about the proposals being brought forward for MIRA Technology Park South Site. The concerns related to:

- Highways/transport
- Local Plan allocation
- Pollution – noise, light and air
- Design
- Environmental/landscaping
- Flooding
- Footpaths/walkways and future management
- Impact on local property prices.

Comments made are set out below.

HIGHWAYS/TRANSPORT

- *"Consequent increased traffic flows through the village in which I live i.e. Fenny Drayton."*
- *"If the old A444 is made into a cul-de-sac The Royal Redgate Inn will lose some of its passing trade. Potential customers will not drive in a complete circle to access the pub."*
- *"Far too much development and the increase in traffic is detrimental"*
- *"Concerning is the impact to traffic that currently uses Drayton Lane that avoids the Redgate junction."*
- *"More traffic, more people in our quiet area. It will completely transform our drive from town, countryside views into driving in a busy business park."*

- *"The proposed island with the 4 roads leading to it would not improve the congestion associated with the current island & would be further increased with the additional traffic this development would generate."*
- *"The proposed island does nothing to improve the safe access to the 4 properties who's drives join Weddington Lane next to the island."*
- *"A444 to the south of the new and wider road and much larger roundabout is passing too close to the houses to the west of A444."*
- *"As a resident of Ratcliffe Culey, a very small rural hamlet north of the A5 and West of the A444, I am extremely concerned that our village will once again become a rat-run for traffic avoiding the construction works."*
- *"Concerned that a pedestrian and vehicular right of way I have to the now A444 is not compromised."*
- *"Concerned about the increase in traffic northwards on the A444."*
- *"I appreciate the reasons for the proposed road changes to support the development, but I have concerns that the monitoring data gathered will not give the full picture"*
- *"Concern that the new road configuration could increase speeds past Fenny Drayton on the A444."*
- *"My concern (and I suspect others too) is that the initial traffic monitoring is flawed by failings to take into account the traffic flow issues and having a base line set of data/stats that can be used in future to establish whether the improved A444/A5 junction has improved traffic or made it worse in Fenny Drayton."*

LOCAL PLAN ALLOCATION

- *"Proposals miss a key justification as to why the proposals are outside the local plan and Mira has developed wider than that indicative plan."*
- *"The proposals include developing 2 additional fields which were not included & approved in the Local Plan."*
- *"Deviation from the E4 original plan, the expansion was a huge blow as the new plan is extremely intrusive on individual homes as well as our community."*

- *"Very disappointing to discover that you are still intent on pursuing Planning permission that will include unallocated land."*
- *"Mira South proposal extends far beyond the area designated by North Warks council as development/ employment land in the local plan (marked E4 by NWBC)."*
- *"This development should work within the confines of the approved local plan. It is unacceptable to make excuses that MIRA cannot accommodate the buildings they require on the footprint allocated, including the road. The original E4 plans show buildings and access an road within that space."*

POLLUTION

- *"It's going to completely transform the area in a negative way in my opinion. Light pollution, huge warehouses as far as the eye can see... Noise, light, busy roads, spoilt views."*
- *"Increase in both private & commercial traffic serving the development causing congestion & noise, light & general environmental pollution"*
- *"Possibility of 24 hr production this will have an impact on many of the issues, mainly noise and traffic noise, light pollution"*
- *"Concerned about noise and light pollution, particularly at night"*

DESIGN

- *"Building heights unacceptable at 18m max"*
- *"Limited changes to original proposal in scale, massing & layout"*
- *"We do not want outdoor gyms, walkways & mindfulness space"*
- *"Units could be up to 18m high"*
- *"Other concerns are the size (for me, mainly height) of the units"*
- *"The height of the buildings I feel is a major issue along with the aesthetics"*
- *"Concern about the visual appearance of this potential 18 metre high new buildings"*

ENVIRONMENTAL

- *"This development does not bring environmental or "wellbeing" benefits to residents"*
- *"The project will be yet another development being constructed in what is prime agricultural land, there are many empty industrial units in the locality also brown field sites which could be developed"*
- *"Appreciate the extensive landscaping proposed but trees and plants take time to grow and mature"*
- *"Unsettled and anxious about the so called bio diversity around the buildings. "*

FLOODING

- *"Concerned by impact of wider flooding on our land"*
- *"The redevelopment caused a huge collection of water as it drains westbound from Mira (downhill) and northbound water flow (downhill) on A444 approach to the A5 junction, as the drains has always been insufficient. This has resulted in flooding of our properties in our driveways on many many occasions."*

FOOTPATHS/WALKWAYS & FUTURE MANAGEMENT

- *"Concerned about personal safety & security with up to 2500 jobs"*
- *"Paths you are putting in are not necessary, we hope 24/7 security/ maintenance is provided on these"*
- *"Disappointed that there seems to have been no consideration given to the right of way through Caldecote village which stems from mancetter road on the other side of town passes our land and riding school on a very narrow path. Increased footfall on this public right of way along with misuse of motor vehicles is highly likely to"*
- *"Increase once the development is in place."*

IMPACT ON PROPERTY PRICES

- *"Concerned about the devaluation of our property."*
- *"Impact this development would have on the value of our estate."*

In addition to the above, many respondents also provided suggestions for the proposals. Suggestions were made in respect of:

- Highways and transport
- Footpaths/walkways
- Design
- Landscaping.

Suggestions made are set out below.

HIGHWAYS/TRANSPORT

- *"The existing Redgate A5 roundabout / long-about works well. I don't think it needs to be changed."*
- *"The proposed new A5 roundabout seems a lot of expense, disruption and environmental cost for little net gain to road users."*
- *"If a new roundabout is considered necessary however, there should be a left in / left out junction where the A444 meets the A5 at The Redgate pub."*
- *"Consider the traffic implications for Fenny Drayton, village has become a rat run for traffic since current road junction with A5 and A444 was introduced"*
- *"If like last time the A5 is blocked off during the road works realistic diversions need to be put in place."*
- *"Changes proposed for the Redgate roundabout should include measures to protect the villages in close proximity from inappropriate traffic at every stage of construction."*
- *"Road signage prohibiting access by heavy vehicles into Fenny Drayton should be erected."*
- *"Weddington lane, 30mph, road calming, reducing hgvs needs immediate attention."*
- *"Traffic calming that is being proposed along the Weddington road needs to be funded by Mira."*
- *"The proposed 4 arm junction to the A5 at the Redgate will not help the existing congestion that will only be increased by the existing proposals there needs to be 2 roundabouts to reduce congestion."*
- *"The design of this island should also allow for the increase in traffic which will be generated by Mira's north side development, & the proposed construction of 750 houses on the A5 to the east of Mira."*

- *"I still have a version of the 2006 image of the 4 arm roundabout that was scrapped in favour of the dog bone shaped roundabout that exists now. I believe that this image shows a massive improvement on the current situation as it allows us to have a safe and secure access into our properties."*
- *"There could as a suggestion be traffic calming measures put in place around or in Fenny Drayton to encourage the use of the newly developed Redgate roundabout to access the A5, this would decrease traffic through the "rat run" in the village."*
- *"The closure of Drayton Lane would need to be replicated as a minimum if the A5 is to be closed for any period."*

FOOTPATHS/WALKWAYS

- *"It would also help if Fenny Drayton could have a foot path from the A444 joining up to the A5 and the Weddington side of the A444."*

DESIGN

- *"I consider that the local authority approval should impose a height restriction of 9m & if one of the clients required additional height it should be subject to local authority planning approval on an individual basis."*

LANDSCAPING

- *"Trees/planing/mounding to help view at the rear of our property. Mounds as high as possible to help with sound, light and view."*
- *"Mature trees, evergreens, variations of shrubs etc."*
- *"No need for an outdoor gym!"*
- *"No need for lots of new pathways (you can't guarantee these will have security 24/7)."*

PUBLIC WEBINAR

As noted earlier in this document, on Thursday 21 July 2022 (6pm) a public webinar was held via zoom. The webinar was attended by 31 members of the local community.

The webinar provided an opportunity for the local community to view the revised proposals and give feedback during a live Q&A session. Members of the project team from Swanvale Developments, SGP, Milestone and Barton Willmore now Stantec were in attendance.

The team provided a presentation of the revised proposals and changes made in response to feedback and addressed questions from the public during the live Q&A session. A recording of the webinar can be found on the consultation website.

Attendees were informed of the project communication channels and advised how to get in touch with the team, should they have any further questions or queries following the webinars.

The questions submitted during the webinar sessions can be grouped into key themes, as follows:

- Jobs
- Benefits
- Biodiversity
- Landscaping
- Traffic and transport
- Local Plan allocation
- Height and design
- Sustainability
- Future use and management
- Pollution.

A full list of the questions, comments and statements made during the webinars can be found in Appendix 8.12.



What are the heights of the buildings?

Where are these jobs coming from?

How is this plan consistent with the Local Plan?

What is the forecast biodiversity gain going to be?

Is it proposed that this will be a 24/7 operation?

RESPONSE TO FEEDBACK

QUESTIONS RECEIVED

Questions were put to the project team throughout the consultation stages.

The table below provides questions put to the project team and the project team's response.

STAGE ONE

Question	Response
What companies will be occupying the new employment space and will the jobs just be for skilled workers?	The new employment provides an opportunity for the cluster of technology companies in the wider parts of MIRA Technology Park to expand. The expectation is that a large proportion of the space will be used for advanced manufacturing, but future occupants are currently unknown. Jobs will be provided at all levels, including apprenticeships. Jobs will also be provided during the construction phase.
The design does not match the adopted local plan as adopted by NWBC, can you explain why that is?	The majority of the site is allocated for approximately 40 hectares of employment space within the North Warwickshire Local Plan (adopted September 2021). The application site encompasses a larger area than the allocation in the Local Plan but this is to: • Allow the provision of a link road through the site that can access Weddington Lane at an appropriate point of the highway which is safe and does not affect the existing homes along Weddington Lane; • Allow the incorporation of strategic landscaping and the country park area; • Ensure that the scale of development proposed by the allocation can be accommodated (i.e. c40 hectares) which is required to deliver the Council's overall employment requirements of 58 hectares. There is no restriction on a planning application encompassing a smaller or larger site area than an allocation and it will be for the Council to ultimately decide whether the proposals are acceptable on this basis. More information on this can be found in the Planning Statement, which forms part of this planning application submission.
Can you detail what are the benefits for the local community and residents?	The proposals will provide a host of benefits, including jobs for local people, apprenticeships, enhanced landscaping and circular routes, new and enhanced bus routes, cycle and walking routes, investment into local services and infrastructure, including significant highways improvements on the A5 and A444.
If planning permission is approved, when will the project be starting?	If outline planning permission is achieved, we will then have to submit reserved matters applications to move forward with developing the site. Indicative commencement of construction is currently Q1 2024.

Question	Response
Why is the field to the left of site included in the vision slide?	This was an error on the site plan enclosed in the presentation. The project team has since corrected the plan.
Will the employment park be operating 24/7?	The exact hours of operation for each unit will be determined by the future occupant. The development will be flexible and allow for 24/7 operation, but we cannot advise if this will be the case until tenants are in place.
Will there be any housing included in the proposals?	The proposals are for employment space only. No housing is proposed for the site.
Are you proposing to plant mature trees? As the trees will take 10 plus years to grow, will the screening be put in as a first step or last step?	The species list for the structural planting will be confirmed as part of a future reserved matters planning application and once the design for the site has been developed further. The phasing of the development is likely to start from the A5 and work down towards the A444. The exact timing for landscaping to be delivered is yet to be determined.
How tall will the buildings be? Why do they need to be that height?	As the application is at outline stage (not detailed design of the buildings) a maximum height parameter of 18m for units has been established. However, it is unlikely that all buildings will be this height, as individual occupiers will have different requirements for their internal operations, it establishes a maximum threshold, which has been used to assess the visual impact of the buildings and will allow flexibility for future occupiers.
How will the proposals achieve net zero carbon?	The development will follow sustainability credentials. The design will reduce the environmental footprint by maximising the efficiency and sustainability of the building envelope and materials used, resulting in significantly lower levels of embodied carbon. It will also include electric charging facilities and target a BREEAM 'Very Good' rating and EPC 'A' rating.
How much public funding is being invested in the project?	Horiba MIRA is the owner of MIRA Technology Park and has recently entered into a development partnership with Evans Randall Investors (ERI MTP Limited) to develop future phases of the new Technology Park.
Where is the modelling data for the road, can we provided with all modelling data?	The highways modelling data used for the proposals can be found in the Transport Reports, prepared by Milestone, which have been submitted and form part of this planning application.
Are there any plans to improve the Redgate Junction?	Significant investment will be made into the highway network to redevelop the Redgate Junction, which will be upgraded to provide a 4-arm roundabout. This improvement measure will deliver significant additional capacity on all approaches that will reduce existing issues of queuing and delays, particularly during weekday peak periods.
You make significant reference to the community areas? What is the realistic feasibility that these areas will be used by the community?	The proposed amenity space, including circular routes for recreation, fitness and dog walking, an outdoor gym and seating areas will all be open and available to the local community to use when they choose.
Can you prepare a view of the proposals from my house?	Sections of the proposals were prepared and discussed with residents living adjacent to the site in July 2022.
Who stopped the bus 66 running along our lane?	The project team is unable to comment on this. This is not related to the proposals for MIRA Technology Park South Site. However, the demand and support for bus service 66 will be increased with the development of the site.
A mound will surely be needed behind my property so we cannot see buildings?	The revised proposals, as shown on the masterplan show incorporation of landscaped bunds and additional screening surrounding the site to mitigate views of proposed buildings from nearby properties.

STAGE TWO

Question	Response
When changes to the Redgate Roundabout were proposed in 2006 one option was a roundabout at the end of Weddington Lane but offset from the current A5 so that most of the construction work could be undertaken without impacting on the current traffic flows. Why haven't you considered this?	This has been considered and the proposal now includes a design where a significant proportion of the works can be developed off line before being connected in. The proposed Redgate junction development considers the optimum solution for the improvement of traffic flows on both the A444 and A5. The maintenance of the junction within the current alignment of the A5 is seen as being a key design factor to maintain these flows along the trunk road.
We need to know if we will get compensated for this?	At this time no development has been permitted and therefore there is nothing to assess relative to any potential compensation.
Only 6 residences had 1-1 consultations (actually 1 - 5 in some cases). What about the rest of the local residents. Initial consultation did not take the views of the wider community. Only 28 people attended. How many invites were actually sent out?	One-to-one meetings were held with residents who live closest to the site and are more likely to be directly impacted by the proposals. The meetings were held to discuss changes made to the revised proposals in response to their specific concerns. The wider community was invited to take part in the consultation stages via live online public webinars and by submitting feedback forms. Communication channels have been open throughout both stages of consultation and the consultation website has remained live. The distribution areas and more details on the consultation programme are detailed within this document.
Mira has a terrible track record of light pollution erecting multiple constant night-time lighting where it is not needed and does not prevent light pollution. What will be done to restrict light pollution?	The lighting is designed to be development where required either from a safety or operational perspective. Modern external lighting will be employed which is both efficient and directional where it can be focussed to the area to be lit, without excessive light pollution. Detail of lighting will need to be approved as part of any planning conditions or Reserved Matters application providing opportunity to comment on detailed proposals for lighting when this level of detail is considered.
If this development is approved would it then also be extend into the triangular field between the A5 & Weddington Lane?	The proposals and current planning application do not make provision to include the triangular field between the A5 and Weddington Lane.
How many of the employees in the existing Mira Technology Park, live within a 5 mile radius and how many are female, apprentices etc	There are over 40 companies employed at MIRA Technology Park including Horiba MIRA itself. They are both diverse in terms of their job profile from apprentices through to chief engineers and support staff, and also come from a wide geographical area. However many of the employees live locally and many companies at the Technology Park are growing rapidly thereby offering economic benefits to the area through direct and indirect jobs. It is understood that 80% of employees live in Hinckley and Bosworth, North Warwickshire or Nuneaton and Bedworth Boroughs.
I wish to understand how the lower speed and weight restrictions will be monitored and implemented?	This is to be agreed with Warwickshire County Council.

Question	Response
The pathway by our property is going to be blocked you said. Our cess pits need emptying via this pathway,.a gully runs along this path by our boundary. The water is excess that drains off the fields behind us. This flows under the road infront of our house, into the river by caldecote hall estate. What will happen to this ?	The current proposals are for an outline planning permission to set parameters for future development of MIRA Technology Park South Site. The concept of rediverting the footpath can be explored with the details of drainage and ownership subject to further investigation.
There will inevitably be a subsequent large rise in the number of HGV's accessing and exiting the site - it would seem you intend them to travel north as that is the junction you are investing in. What is the probable increase in such traffic into Leicestershire via that route?	HGV traffic accessing/egressing the site will largely be limited to the A5 Watling Street. At the Redgate Roundabout, all HGV trips will be travelling east/west along the A5 to access/egress the Site. No HGV trips are expected to travel north on the A444 Atherstone Road into Leicestershire. The proposed infrastructure improvements at the Redgate Roundabout have been designed to specifically address increases in natural traffic growth to 2031, as well as any impact from the proposed development (HGVs and light vehicles).
I know the height of 18 metres maximum was mentioned, how does that compare with the units built along the A5 corridor for example the DPD site?	The buildings at Logix Park are approximately 15.5m at ridge height. The parameters plan sets a maximum height at MIRA Technology Park South Site of 18m.
There was no mention of the plans on the North side of Mira apart from the development of the A5 Redgate roundabout, Mira has acquired land which they propose to develop? What are those plans? Is there consultation on those plans ?	The MIRA Technology Park was approved planning permission back in 2013 and is currently being delivered. A major new phase of Research and Development facilities is in planning and construction programmed for Q4 2022/Q1 2023.
When the work was carried out on The Redgate roundabout there were very high volumes of traffic using Fenny Drayton as a bypass to avoid the closure and official diversion. This was solved to a large degree by the closure (by Leicestershire County Council) of Drayton Lane. Will the same closure be in place for these works?	If permission is granted for the development, a traffic management strategy will be required to be approved. Many of the road improvements on the A5 can be delivered off line so the same level of inconvenience is not expected but will need to be managed carefully.
I struggle to see the openness & transparency of attendees not being able to see who else / how many people (within the confines of GDPR) are in the session. Also to have visibility of questions?	Attendees' personal information is not shared publicly in accordance with GDPR and to protect their identity. It allows residents to join the sessions and openly submit questions, thoughts, suggestions and views about the proposals to the project team. A full list of the questions submitted during the webinars can be found in the appendices of this document.

Question	Response
When the South site is built, and with the projected 2500 jobs created, I have fears that Higham on the Hill will be used as a "rat run" to get to work. Are there any plans for a further junction redesign to make it more difficult to turn right?	The junction is already designed to discourage right turn manoeuvres and we have no evidence to suggest that the junction does not perform this role. If users are turning right then this is a matter for traffic enforcement.
We need to see the exact planting plan along with the types of trees etc?	The species list for the structural planting will be confirmed as part of a future reserved matters planning application and once the design for the site has been developed further.
Car park users will have head lights on late night/early am so will we see those?	The proposals have been prepared to mitigate potential impacts where possible. As part of a future planning application details surrounding light, noise and air quality will be considered in greater detail.
Why not put the hotel on the 2 fields directly behind us and those concrete units behind the existing MIRA?	MIRA Technology Park South Site has been allocated for future employment space. The vision for the technology park is to provide flexible high-quality employment space, which will meet the needs of future occupants and provide an opportunity for the cluster of technology companies in the wider parts of MIRA Technology Park to expand.
There has not been any monitoring equipment spotted on the A5 towards Atherstone - has the traffic flow from this direction been monitored?	The traffic model used in the Transport Assessment was based upon surveys undertaken in 2016, when traffic flows were at pre-pandemic levels providing a robust assessment. Once the traffic model replicated the average network conditions, future growth was built into the model to provide a future year assessment in 2031. The impact of the scheme has been assessed under 2031 traffic conditions.

CHANGES MADE IN RESPONSE TO FEEDBACK

Throughout the consultation process, the project team has listened to feedback from stakeholders and local residents, and where appropriate and possible has made changes to the proposals to address concerns raised.

Where it has been possible to make changes in order to address concerns raised throughout the consultation process, this is explained below.

Concern	Response
Increase in traffic on the A5 and A444 Weddington Lane	Redgate Junction Significant investment will be made into the highway network to redevelop the Redgate Junction, which will be upgraded to provide a 4-arm roundabout. This improvement measure will deliver significant additional capacity on all approaches that will reduce existing issues of queuing and delays, particularly during weekday peak periods. A444 Weddington Lane A new 3-arm roundabout will be constructed on the A444 Weddington Lane to the south-east of Caldecote Lane, providing a second primary access to the site. A roundabout in this location will also function as a traffic management feature for vehicles through Caldecote. The scheme will include signage/traffic orders such that all HGVs over 7.5T between the A5 corridor and Nuneaton will be redirected onto the link road/MIRA roundabout, effectively removing all HGV traffic from Weddington Lane through Caldecote village. Residential properties on Weddington Lane also benefit from a revised private access off the roundabout. More details relating to the transport can be found in the Transport Assessment, prepared by Milestone, which forms part of this planning application submission.
Location and routes of pedestrian footpaths and bridleways	In response to feedback received the submitted proposals seek to divert the public footpath AE190 to the east of existing residential properties Other footpaths shown on the indicative masterplan have also been reviewed and reduced in response to feedback. Details relating to the landscaping and footpath design of the country park area, will be determined as part of a future reserved matters planning application.
Layout of the proposed new buildings and impact on existing houses on Weddington Lane	Unit 22 on the indicative masterplan has been moved north to reduce impact on adjacent residential properties. This has been reiterated on the parameters plan, which sets a zone for parking, circulation, servicing and ancillary structures up to 10m in this area. Increased woodland planting and mounding has also been proposed between Unit 22 and the site perimeter.

Concern	Response
Scale and massing of the proposed buildings	The planning application is outline and therefore seeks to set parameters for future development. To allow flexibility for future occupants a maximum height of 18 metres has been set and development zones proposed across the site. The exact scale and massing of future buildings will be determined as part of a future reserved matters planning application. In response to feedback received zones for parking, circulation, servicing and ancillary structures up to 10m have been included on the parameters plan. These areas are proposed to mitigate against any potential future impact on nearby residential properties.
Quantity and maturity of proposed landscaping, plants and trees	The amount of landscaping proposed has been increased in response to feedback received. The proposals make provision for 34 acres of new woodland planting, creating habitats for ecological biodiversity and the landscaping will distinguish routes and spaces, provide landmarks and focal points and define views and vistas. The existing boundary will be enhanced and earthwork bunds are introduced to mitigate views into the site. The species of plants are to be discussed and determined as part of a future reserved matters planning application.
Potential for increased flood risk	A functional and aesthetic Sustainable Urban Drainage System forms part of the proposals for the site. On-site attenuation will match greenfield run off +40% for climate change.

+ CONCLUSION

A two-stage programme of consultation has been undertaken on the proposals to provide new employment space at MIRA Technology Park South Site, as part of an expansion to the existing MIRA Technology Park. Lines of communication have been established with key stakeholders and the local community.

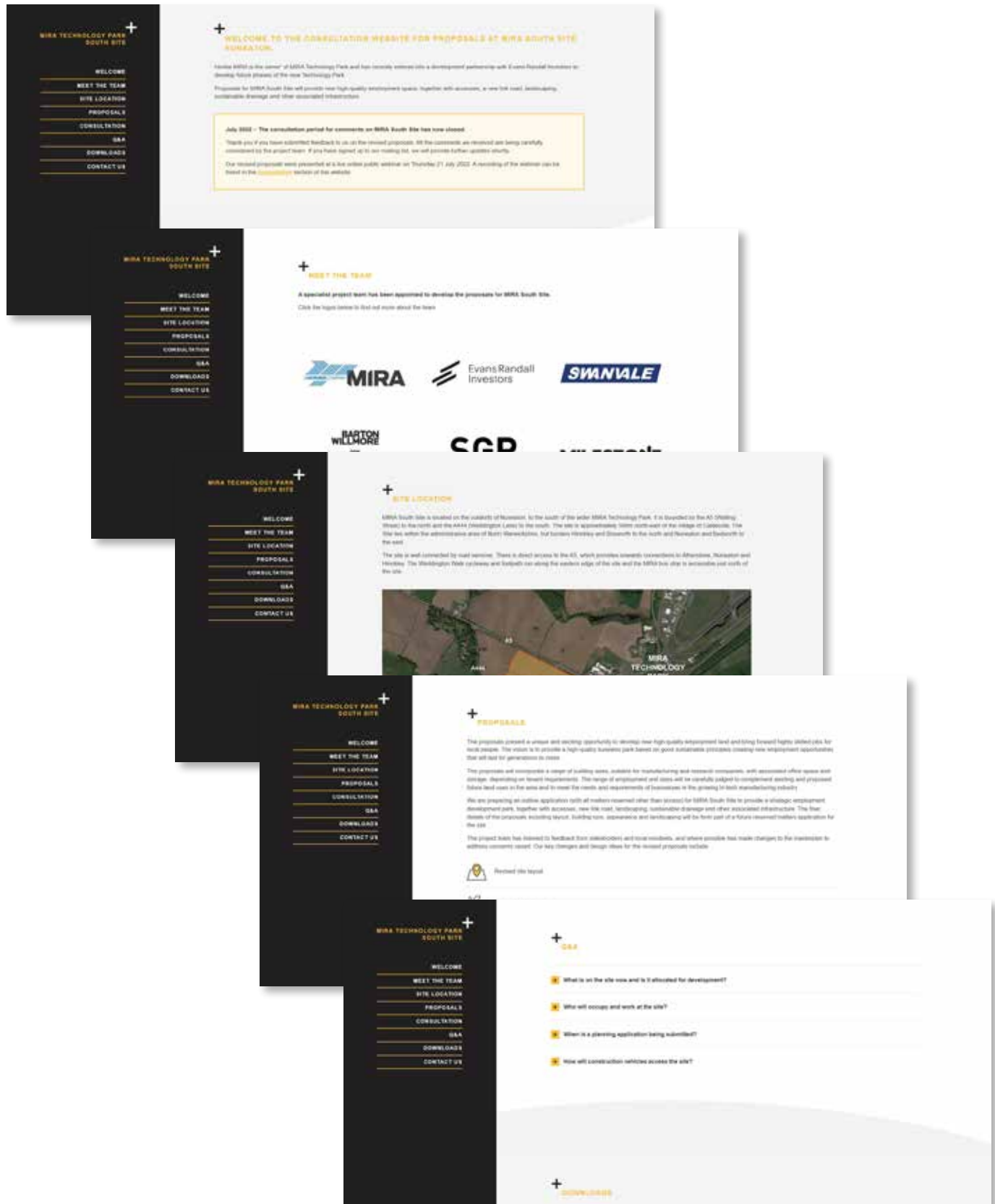
As detailed in this Statement of Community Involvement, the consultation programme included both traditional and digital methods of engagement. This approach enabled the project team to consult on the plans in a safe way and prevented those with concerns over COVID-19 being excluded from engaging with the project team.

In accordance with the aims of the community consultation, the project team has engaged with the local community and other interested parties and informed them of the proposals for MIRA Technology Park South Site. All comments and suggestions have been read, analysed and shared amongst the project team. This SCI provides responses, where appropriate and possible, to all concerns expressed and suggestions made throughout the consultation process. The proposals now the subject of the planning application have been fully informed by the feedback received.

The Applicants and project team will continue to engage and update the local community and stakeholders throughout the planning process.

+ APPENDICES

1. CONSULTATION WEBSITE



2. EMAILS TO MAILING LIST

From: [Mira Consultation](#)
Bcc: MIRA South Site - Thank you for your feedback
23 March 2022 11:32:06

Subject:
Date:
Attachments:

Dear Neighbour

We would like to take this opportunity to thank you for engaging with us on proposals for MIRA South Site.

Your thoughts, suggestions and feedback are important to help us develop our plans.

We are currently in the process of reviewing the proposals based on all feedback we have received to date and look forward to sharing the updated, further developed plans with you later this month.

In the meantime, we are keen to share with you some key statistics from the consultation and headlines of what we've heard so far.

Key stats from the consultation...

23

Questionnaires completed and returned

28

Attendees at the face-to-face meeting held on Wednesday 2 March 2022

16

Attendees to the public webinars held on Thursday 3 March and Saturday 5 March 2022

21

People signed up for project updates

807

Unique visitors to the project website

Some headlines of what you've told us...

Concern about more traffic on the A5 and Weddington Lane

Good local employment opportunities

Concern about the proposed scale, massing and layout of the plans

Hopefully more local facilities available to use

Review location and management of footpaths and bridleways

Would bring prestige for the local area

Worried about an increase in noise, light and air pollution

Route through to the A5 is good to help reduce traffic

More information needed on direct benefits for local residents

Queries about planning, consultation and construction programme
Concern about the risk of flooding in the surrounding area
Investment in local infrastructure is needed
Pleased to be able to meet and provide feedback
Future safety and security need to be considered
Maturity of proposed new landscaping, plants and trees is important
It would be good to have a dedicated bus and public transport from the Caldecote junction

We will keep you updated as we move forward with the proposals and look forward to sharing them with you.

Should you wish to get in touch, please contact us on the details below.



By phone
020 446 6812



By email
miraconsultation@bartonwillmore.co.uk



By post
MIRA South Site Consultation Team
C/O Barton Willmore
7 Soho Square
London
W1D 3QB

With best wishes

MIRA South Site Consultation Team

Ruby Wilkinson

Communications & Engagement Senior Advisor



DDI: 0207 446 6812
W: www.bartonwillmore.co.uk
7 Soho Square, London, W1D 3QB

**BARTON
WILLMORE**

Consider the Environment. Do you need to print this email?

The information contained in this email (and any attachments) is confidential and may be privileged. It may be read, copied and used only by the addressee. Barton Willmore accepts no liability for any subsequent alterations or additions incorporated by the addressee or a third party to the body text of this email or any attachments. Barton Willmore accepts no responsibility for staff non-compliance with our IT Acceptable Use Policy.



From: [Mira Consultation](#)
Bcc: MIRA South Site - Invitation to an Online Public Webinar
12 July 2022 16:48:04

Subject:
Date:
Attachments:

[MIRA South Site - Public Webinar Invitation.pdf](#)
[image009.png](#)

MIRA South Site – Invitation to an Online Public Webinar

Following feedback received to the first stage of consultation held in March 2022, we have been reviewing the proposals for MIRA South Site.

The proposals will provide new high-quality employment space, together with accesses, a new link road, landscaping, sustainable drainage and other associated infrastructure. The vision is to provide a high-quality business park based on good sustainable principles, creating new employment opportunities that will last for generations to come.

We are keen to show how the feedback received has helped to shape the plans and will be sharing our revised masterplan at a **live online public webinar on Thursday 21 July 2022, at 6pm via Zoom**. The webinar will provide an opportunity to view the masterplan, find out more about the revised proposals and engage with the project team in a live Q&A session.

To find out more and register for the webinar visit our website
www.miraconsultation.co.uk

Should you have any queries, please contact us on the details below.



By phone
020 446 6812



By email
miraconsultation@bartonwillmore.co.uk

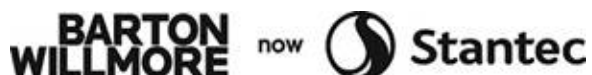


By post
MIRA South Site Consultation Team
C/O Barton Willmore
7 Soho Square
London
W1D 3QB

With best wishes

MIRA Consultation Team

bartonwillmore.co.uk
7 Soho Square, London, W1D 3QB



Consider the environment, do you really need to print this email?

The information contained in this email (and any attachments) is confidential and may be privileged. It may only be read, copied and used only by the addressee. Barton Willmore, now Stantec, accepts no liability for any subsequent alterations or additions incorporated by the addressee or a third party to the body text of this email or any attachments. We accept no responsibility for staff non-compliance with our IT Acceptable Use Policy.

If you wish to unsubscribe from receiving project updates relating to proposals for MIRA South Site, please email us directly at miraconsultation@bartonwillmore.co.uk to be removed from our database.

3. CONSULTATION LETTER



21 February 2022

Dear Neighbour

Re: Invitation to meet to discuss proposals for MIRA South Site

Wednesday 2 March 2022, 5.30pm-7.30pm at The Hub, MIRA Technology Park.

I am writing in respect of proposals for the redevelopment of MIRA South Site, Nuneaton. Horiba Mira has recently entered into a development partnership with Evans Randall Investors to develop future phases of the new Technology Park.

MIRA South Site comprises four enclosed arable fields located on the outskirts of Nuneaton, to the south of the wider MIRA Technology Park. It is bounded by the A5 (Watling Street) to the north and the A444 (Weddington Lane) to the south.



MIRA South Site Location

Proposals for the site will provide new high-quality employment space, together with accesses, a future new link road, landscaping, sustainable drainage and other associated infrastructure.

The site is currently allocated for employment use within the draft local plan and is recognised as a highly strategic site within the Midlands Engine. The proposals present a unique and exciting opportunity to develop new high-quality employment space and bring forward new jobs for local people. The vision is to provide a high-quality business park based on good sustainable principles creating new employment opportunities that will last for generations to come.

We are keen to hear from the local community to develop the plans. Your local knowledge, thoughts and suggestions are important to help shape the proposals.

Turn over to find out how you can get involved and have your say!

There are many ways you can get in touch with us and take part in the consultation.

Face-to-face



Come along and meet the project team to find out more about the plans and provide your feedback.

Where: The Hub, MIRA Technology Park, Watling Street, Nuneaton, CV10 0TU

When: Wednesday 2 March 2022, 5.30pm-7.30pm

How: Only people who have registered in advance will be able to attend.

Please get in touch with us to confirm your attendance using the contact details below.

Webinars



Two public webinars are being held for the local community to view the plans and give feedback in a live Q&A session.

Where: Zoom

When: Thursday 3 March 2022 at 6pm-7pm

Saturday 5 March 2022 at 10am-11am

How: Register on our project website – scan the QR code below.

Project website



Scan the QR code to visit our project website!

www.miraconsultation.co.uk

On the website you can find out more about the proposals, sign-up for direct project updates and register for the webinars. You can also complete our feedback form to let us know your thoughts.

If you have any queries or require the consultation materials in an alternative format, such as hard copy, please get in touch with the project team:



miraconsultation@bartonwillmore.co.uk



0207 446 6812



MIRA Consultation Team
7 Soho Square
London
W1D 3QB

We look forward to working with you to develop the plans and will keep you updated as we move forward with the project.

Yours faithfully

Ruby Wilkinson

MIRA Consultation Team

4. ONLINE AND PRINTED ADVERTISEMENTS



PUBLIC CONSULTATION MIRA SOUTH SITE, NUNEATON

Horiba MIRA owner of MIRA Technology Park, has recently entered into a partnership with Evans Randall Investors to develop future phases of the new Technology Park.

The proposals present a unique and exciting opportunity to provide new high-quality employment space and bring forward new jobs for local people. The vision is to provide a high-quality business park based on good sustainable principles creating new employment opportunities that will last for generations to come.

Attend a public webinar to meet the team, find out more and provide your feedback. Your local knowledge, thoughts and suggestions are important to help shape the proposals!

Webinars will be held on:



**Thursday 3 March 2022
6pm-7pm**



**Saturday 5 March 2022
10am-11am**



Scan the QR code or visit www.miraconsultation.co.uk to find out more and register for the webinars.

We are keen to hear from you, should you have any queries or require the consultation materials in hard copy get in touch with the project team via email miraconsultation@bartonwillmore.co.uk or call **0207 446 6812**.

CLUB NEWS

All the latest from
your clubs &
Women's Institutes

Nuneaton Railway Club

NUNEATON Railway Circle's events secretary, Graham Walker, stepped into the hot seat at the latest meeting, his attentions firmly focused on the former Nuneaton avoiding line and Abbey Street station.

With a bumper audience of 58 in attendance, the speaker began with a look at the latter.

Originally known as Nuneaton Midland when the station opened in 1864, it was renamed Abbey Street 60 years later following grouping of the railways. The station closed on March 3, 1968, standing derelict and vandalised until demolition in 1976.

Next, Abbey Junction signal box and Abbey sidings both came under scrutiny prior to Graham undertaking a 'trip' eastwards along the avoiding line via Rocker Bridge (which still spans the West

Coast Main Line), Weddington Road bridge, Old Hinckley Road bridge and Oaston Road foot crossing to Midland Junction.

A pictorial review of the motive power that graced the line over the years followed, an eclectic mix of steam and diesel traction dating from the 1950s to 1992 when the route closed. Highlights included B1 61130 with a Birmingham New Street to Cleethorpes service, HST 43189 leading a Nottingham to Paignton holiday special and

Stanier Mogul 42951 heading a mixed freight.

The swan song years of BR steam in the mid-1960s heralded a number of specials, and four excursions were seen at Abbey Street station hauled by Fowler 4F 43953, 'Merchant Navy' 35022 'Holland America Line', Ivatt 4MT 43002 and Stanier 'Black 5' 44944.

Of particular interest was a rare 1957 shot of Bulleid diesel prototype 10203 powering a 'British Industrial Fair Express' from Castle Bromwich to London Euston.

The Nuneaton to Birmingham 'drags' were always a popular occurrence, when diesel freight locos were often employed to haul diverted WCML trains over the non-electrified 21-mile route.

Examples caught on camera included 56042, 37274 and 47355. Following a short break, Graham recommenced his informative and well-researched presentation with a further selection of motive power, including humble Diesel Multiple Units and the steam specials operated by Cromwell Tools in 1987 which saw 4472 'Flying Scotsman' and 4498 'Sir Nigel Gresley' hauling a number of return trips between Birmingham and Wigston.

The emphasis then switched to the

featured subjects after closure - Abbey Street station seen derelict in 1975 prior to being pulled down the following year, the weed-strewn disused Abbey sidings in 1993, plus the demolition/removal of Weddington Road and Old Hinckley Road bridges in 2011 and 2020 respectively.

An excellent evening's entertainment concluded with recent views of what remains of the route today and future plans for a Morrison's supermarket on the former Abbey sidings site.

A massive thank you to Graham for compiling a sensational show along with the 13 past and present Circle members and other cameramen for their photographic contributions.

The next Nuneaton Railway Circle meeting takes place on Thursday, March 3, when respected author and historian, Peter Johnson, will be showcasing the intriguing 125-year history of the Snowdon Mountain Railway.

As usual, the meeting takes place at Chilvers Coton Conservative Club, Bridge Street, Nuneaton, commencing at 7.45pm prompt.

New faces are warmly welcome. For more information see the Circle's Facebook page or visit us on Twitter - @NuneatonRailway



PUBLIC CONSULTATION MIRA SOUTH SITE, NUNEATON

Horiba Mira owner of Mira Technology Park, has recently entered into a partnership with Evans Randall Investors to develop future phases of the new Technology Park.

The proposals present a unique and exciting opportunity to provide new high-quality employment space and bring forward new jobs for local people. The vision is to provide a high-quality business park based on good sustainable principles creating new employment opportunities that will last for generations to come.

Attend a public webinar to meet the team, find out more and provide your feedback. Your local knowledge, thoughts and suggestions are important to help shape the proposals!

Webinars will be held on:



Thursday 3 March 2022
6pm-7pm



Saturday 5 March 2022
10am-11am



Scan the QR code or visit www.miraconsultation.co.uk to find out more and register for the webinars.

We are keen to hear from you, should you have any queries or require the consultation materials in hard copy get in touch with the project team via email miraconsultation@bartonwillmore.co.uk or call 0207 446 6812.



Pub goers help raise cash for aid of those in the community

NUNEATON pub regulars have rallied to help raise money to ensure that lives can be saved in the community.

Members of the White Lion Golf Society and drinkers at the Stockingford-based boozer joined together in a special fundraising drive.

They wanted to raise enough cash to buy a defibrillator for use at the pub and the wider community.

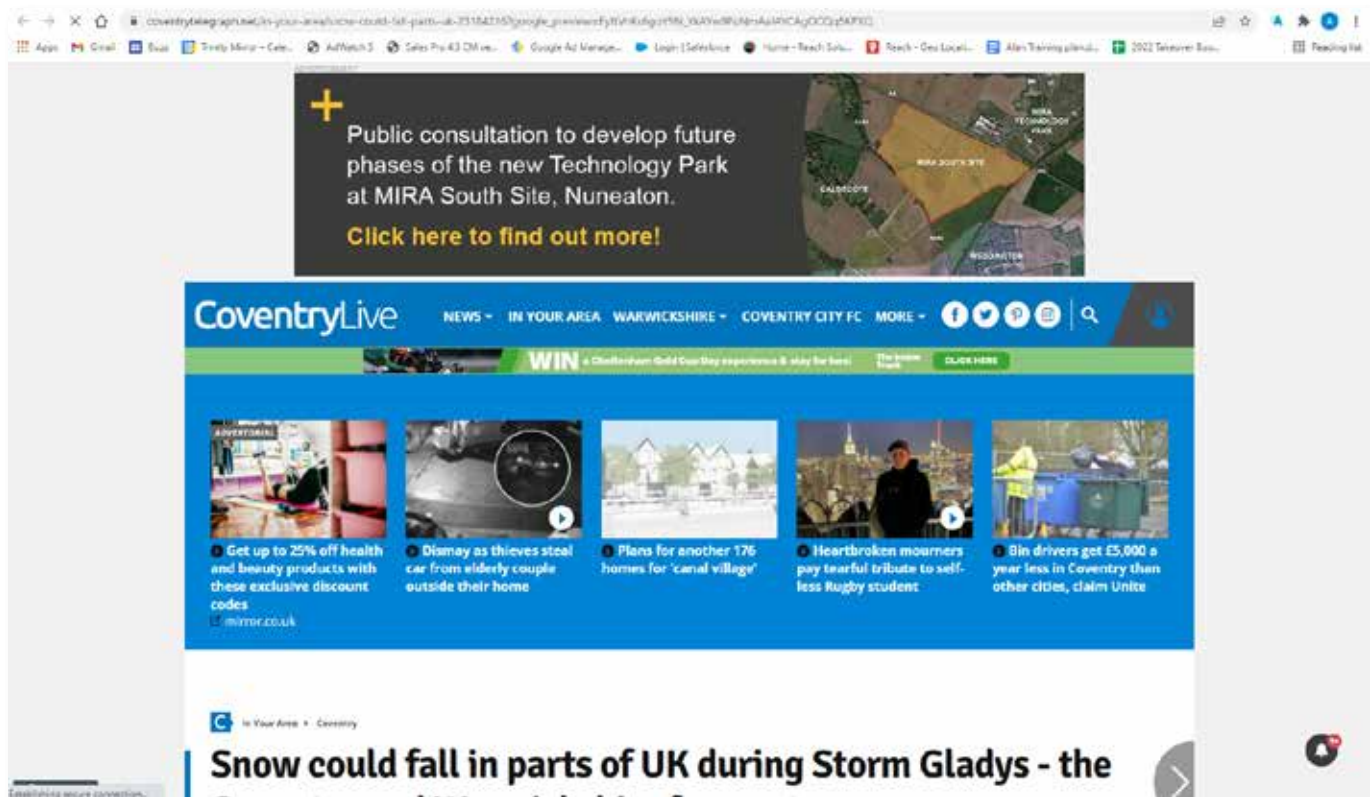
Through a series of fundraisers they managed to collect the £1,225 needed to buy what could be a potentially life-

saving piece of kit.

It has now been installed at the popular Croft Road-based pub.

Lawson Evans, spokesman for the golf society, said they wanted to thank every person who played a part in buying the piece of equipment.

"Everyone at the White Lion pub would like to thank those who have donated to the local community defibrillator," he said. "This can be used on adults and children if needed, and is registered with the NHS."



CoventryLive

ADVERTISEMENT



Public consultation to develop future phases of the new Technology Park at MIRA South Site, Nuneaton.
Click here to find out more!

Snow could fall in parts of UK during Storm Gladys - the Coventry and Warwickshire forecast

After Storm Dudley, Eunice and Franklin, more havoc is expected

SHARE






3 COMMENTS

By [Claire Harrison](#)
05:00, 23 FEB 2022



Privacy

9+

ADVERTISEMENT



Public consultation to develop future phases of the new Technology Park at MIRA South Site, Nuneaton.
Click here to find out more!

Waiting for am-trc-...

CoventryLive

CELEBRITY NEWS



ADVERTORIAL



Get up to 25% off health and beauty products with these exclusive discount codes

CHISWICK  [mirror.co.uk](https://www.mirror.co.uk)

ADVERTISEMENT



Public consultation to develop future phases of the new Technology Park at MIRA South Site, Nuneaton.
Click here to find out more!

Privacy

9+

Warwickshire bus services hit by staff leaving to become drivers



ADVERTISEMENT



5. QUESTIONNAIRE

MIRA TECHNOLOGY PARK
SOUTH SITE

+ FEEDBACK FORM



Your thoughts, suggestions and ideas are important to help us shape the proposals for MIRA South Site.

Let us know your feedback by completing the questionnaire below.

Name

Address

Postcode

Email

What is your age group?

☐ Under 24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65 and over ☐ Prefer not to say

What is your gender?

☐ Male ☐ Female ☐ Other ☐ Prefer not to say

Prefer to self-describe:

We would be grateful if you could complete the personal detail questions, to help us understand who is engaging with our consultation.

1. Do you support the proposals to provide employment space at MIRA South Site?

☐ Yes ☐ No ☐ Unsure

2. Do you support the idea to provide new landscaped amenity space for the community?

☐ Yes ☐ No ☐ Unsure

3. Is there anything else you would like to see provided at the site?

☐ Yes ☐ No ☐ Unsure

4. What other benefits do you think will be provided with the expansion of the MIRA cluster and creation of a further (2,500) jobs locally?

5. Do you have any other feedback or suggestions that you would like to share with us?

6. Would you like to receive project updates via email?

☐ Yes ☐ No

Thank you very much for your feedback, we will keep the local community updated as we continue to develop our plans.

We take data protection seriously. Please only provide your personal details if you are willing for them to be used by Barton Willmore and the project team for the purpose of research in connection with this project and in order to update you on the progress of the project. Your details will be treated as confidential and will not be shared, passed on or used by any third parties and they will only be retained until the end of the planning process for the project, after which time they will be deleted. If you wish to withdraw consent to the processing of your personal data you may do so by emailing: miraconsultation@bartonwillmore.co.uk

CONTACT US:



PHONE
0207 446 6812



WEBSITE
www.miraconsultation.co.uk



EMAIL
Miraconsultation@bartonwillmore.co.uk



POST
MIRA South Site Community Engagement Team
C/O Barton Willmore, 7 Soho Square, London, W1D 3QB

6. WEBINAR PRESENTATION (MARCH 2022)



**MIRA TECHNOLOGY PARK
SOUTH SITE**

Online Public Webinar

March 2022



HOUSEKEEPING

Presentation will last 20 minutes followed by Q&A

Questions can be submitted via the Q&A button on your screen

We will not be using the chat function

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



THE TEAM



MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



MIRA IN THE COMMUNITY

Est.
1946

Over
1000
employed

40
major
facilities

35+
companies
on site

MIRA
Technology Park
Europe's Leading automotive
technology cluster

University
partnerships

Training
Skills
and
apprenticeships

Autonomous
Technology
and
Cybersecurity

**Battery and
hydrogen technologies**

Developing
emerging
low carbon
technologies

**Centre of excellence in
transport R&D**

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



+

THE VISION

MIRA - North Site

- World class technology cluster
- Leading UK Enterprise Zone
- Growth in low carbon technologies
- Outstanding campus environment
- Attracting leading global brands
- 1.75Msqft of R+D facilities

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



+

Status.

Existing
Completed
2022/23 Development

Assured CAV

Assured CAV

Solar and H2 Infrastructure

Bespoke R&D facilities

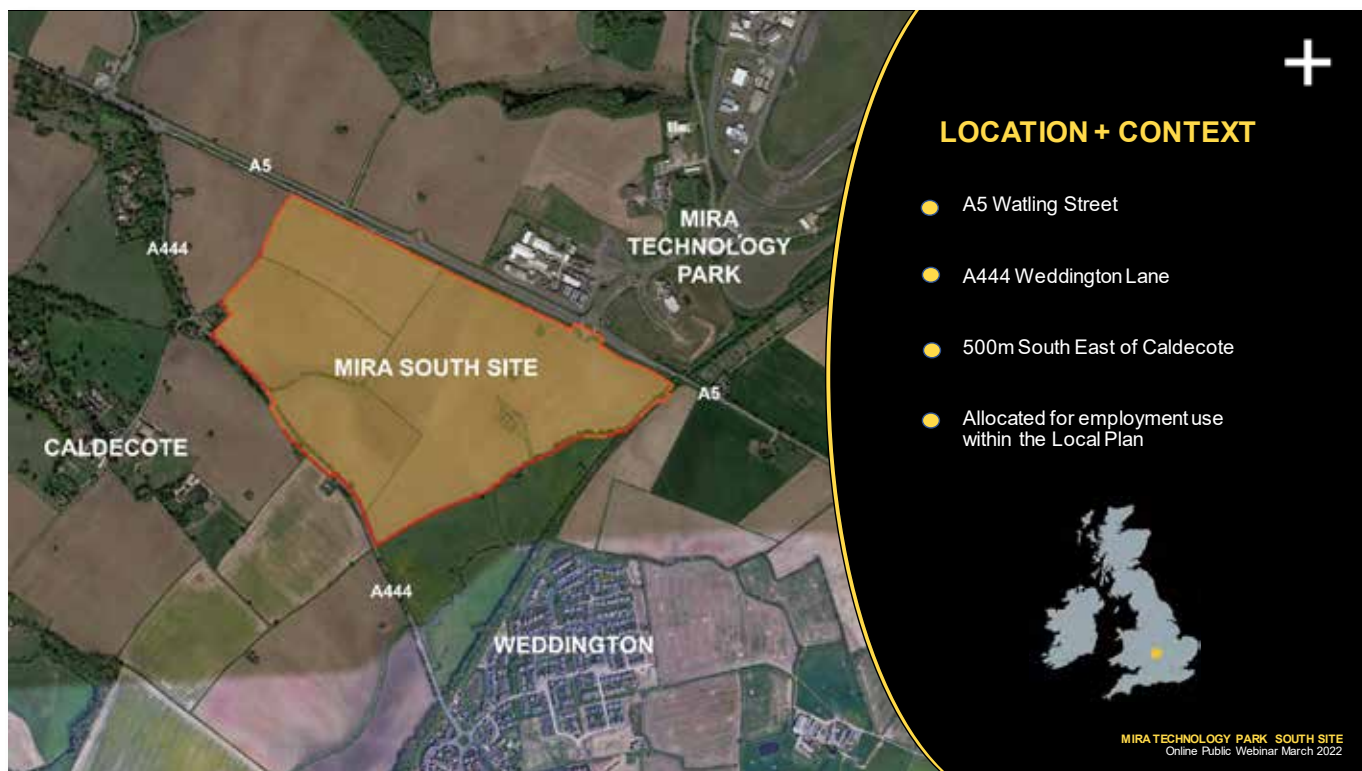
Security and road Infrastructure

MIRA Technology Institute

Park Amenities

Innovation Hub

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022





OVERVIEW OF THE PROPOSAL

- New high-quality employment space
- A design that responds to constraints of the site
- A mix of unit sizes allowing flexibility
- A future new spine road, creating access from the A5 and A444
- Boundary planting, landscaping and high-quality public realm
- Consistency with the wider MIRA Technology Park
- Sustainable Urban Drainage Systems
- Maximum efficiency and sustainability

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



TRANSPORT

- An access strategy sympathetic to the existing highway layout
- Access from the A5 and inclusion of a future new spine road to link to the A444 to the south
- New footpath and cyclepath along the link road to provide pedestrian and cycle access
- A network of new footpaths and trim trails through the landscape
- Improved pedestrian and cycle linkages

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



BLUE INFRASTRUCTURE

- A functional and aesthetic sustainable urban drainage system
- On site attenuation to match greenfield run off
- Enhanced bio-diversity + habitat creation
- Seating areas and recreation routes

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



GREEN INFRASTRUCTURE

- A landscape framework + buffer
- A country park for all to use
- Creating habitats for ecological biodiversity
- 34 Acres of new woodland planting
- Landscape will distinguish routes and spaces, provide landmarks and focal points, and define views and vistas.
- A landscape which promotes fitness, Wellbeing + Mindfulness

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



HEALTH + FITNESS



- Walking and fitness trails through the landscaped areas
- An outdoor gym
- Space within the landscape for organised sports or fitness classes



MINDFULNESS



- Gardens adjacent to the units for relaxation
- Seating areas around the wetland SUDS areas
- Scenic walks



COMMUNITY



- Space within the landscape for office or family events
- On site community coordinator to arrange events
- Strong linkages, physically and virtually between the north and south campuses
- Community orchard



Landscaping around estate road, wetland and woodland



MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



Be Lean.
Use less energy

Be Clean.
Supply energy efficiently

Be Green.
Asses low or zero carbon (LZC) energy sources

SUSTAINABILITY

A HOLISTIC APPROACH

- Energy Hierarchy
- BREEAM 'Very Good' rating
- EPC 'A' rating
- On-site electric charging provision
- Supporting biodiversity

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022







Seven new high-quality flexible employment units



2,500 highly skilled jobs to support local people



Opportunities for apprenticeships



Enhanced landscaping creating a high-quality visual appearance and supporting biodiversity



Circular routes for recreation, fitness and dog walking, an outdoor gym and seating areas



New and enhanced bus routes with bus stops at the northern and southern ends of the site



New cycle routes including a connection to Weddington Walk



Construction jobs



On-site car parking, including electric charging spaces



Investment into local services and infrastructure



A sustainable scheme targeting a BREEAM 'Very Good' rating and EPC 'A' rating.

COMMUNITY BENEFITS

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



PROJECT TIMELINE

March 2022

Consultation to obtain feedback on the proposal

Spring 2022

Review public feedback and target submission of a planning application



NEXT STEPS



Take part in the Q&A



Visit the website



Complete our questionnaire



Sign-up for project updates



Contact the project team

www.miraconsultation.co.uk

miraconsultation@bartonwillmore.co.uk

0207 446 6812

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022

7. ONE-TO-ONE INVITATIONS

From: [Mira Consultation](#)
To:
Subject: MIRA South Site - One-to-One Invitation
Date: 11 July 2022 13:46:36
Attachments:

Dear XXXXXXXX

I hope this email finds you well.

Following our consultation held in March 2022, we have been reviewing the proposals for MIRA South Site.

We are keen to share the revised proposals and updated masterplan with you, and would very much like to arrange a one-to-one meeting with you to discuss the feedback received and changes we have made to the plans.

The team will be holding one-to-one meetings (30-minute slots) on Tuesday 19 July, 3pm-7pm at the HUB, MIRA Technology Park, Watling Street, Nuneaton, CV10 0TU.

The meetings are being held for residents who directly overlook the site and will be attended by representatives from the project team. If you would be interested in meeting with us, please respond to this email and advise if you would prefer an afternoon or evening booking. We will do our best to accommodate your preference and will issue a calendar invitation to confirm your booking once we receive your reply.

In addition to the one-to-one meetings, **a live public webinar is being held on Thursday 21 July, at 6pm via Zoom.** The webinar will provide an additional opportunity to view the revised proposals and engage with the project team in a live Q&A session. You will receive a postal information flyer with more details tomorrow and our project website will be updated.

We look forward to continuing our discussions about the proposals with you.

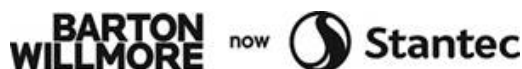
Best wishes

MIRA Consultation Team

Ruby Wilkinson
Communications & Engagement Senior Advisor

Direct: [0207 446 6812](tel:02074466812)

bartonwillmore.co.uk
7 Soho Square, London, W1D 3QB



Consider the environment, do you really need to print this email?

The information contained in this email (and any attachments) is confidential and may be privileged. It may only be read, copied and used only by the addressee. Barton Willmore, now Stantec, accepts no liability for any subsequent alterations or additions incorporated by the addressee or a third party to the body text of this email or any attachments. We accept no responsibility for staff non-compliance with our IT Acceptable Use Policy.



INVITATION TO AN ONLINE PUBLIC WEBINAR FOR

MIRA SOUTH SITE

THURSDAY 21 JULY 2022 AT 6PM

Horiba MIRA owner of MIRA Technology Park, has entered into a partnership with Evans Randall Investors to develop future phases of the new Technology Park.

Following feedback received to the first stage of consultation held in March 2022, we have been reviewing the proposals for MIRA South Site. We are keen to show how the feedback received has helped to shape the plans and will be sharing our revised masterplan at a live public webinar.

Proposals for MIRA South Site will provide new high-quality employment space, together with accesses, a new link road, landscaping, sustainable drainage and other associated infrastructure. The vision is to provide a high-quality business park based on good sustainable principles, creating new employment opportunities that will last for generations to come.



MIRA



Evans Randall
Investors



REVISED PROPOSALS

The project team has listened to feedback from stakeholders and local residents, and where possible has made changes to the masterplan to address concerns raised.



Revised site layout



Enhanced landscaping



Repositioning of footpaths and walkways



Re-development of Redgate junction



Alteration to unit sizes



Country Park expansion



Re-design of the A444



CONSULTATION

A public webinar is being held on **Thursday 21 July 2022, at 6pm** via Zoom. The webinar will provide an opportunity to view the masterplan, find out more about the revised proposals and engage with the project team in a live Q&A session. A copy of the presentation and recording of the webinar will be published on our website following the event.

Visit our website to find out more, and send us your thoughts and comments by completing our online feedback form by **Thursday 28 July 2022 (midnight)**.



Scan the QR code to visit our project website and register for the webinar!



CONTACT US

Should you have any queries or require the consultation materials in hard copy, contact the project team:



miraconsultation@bartonwillmore.co.uk



0207 446 6812



Mira Consultation C/o Barton Willmore now Stantec, 7 Soho Square, London, W1D 3QB



www.miraconsultation.co.uk

9. FEEDBACK FORM

MIRA TECHNOLOGY PARK
SOUTH SITE

+ FEEDBACK FORM



Let us know your thoughts and comments about the proposals for MIRA South Site by completing the feedback form below.

The closing date to send us your feedback is Thursday 28 July 2022 (midnight).

Name

Address

Postcode

Email

What is your age group?

- ☐ Under 24 ☐ 25-34 ☐ 35-44 ☐ 45-54 ☐ 55-64 ☐ 65 and over ☐ Prefer not to say

What is your gender?

- ☐ Male ☐ Female ☐ Other ☐ Prefer not to say

Prefer to self-describe:

Would you like to receive project updates via email?

- ☐ Yes ☐ No

We would be grateful if you could complete the personal detail questions, to help us understand who is engaging with our consultation.

Let us know your comments about the revised proposals for MIRA South Site

Thank you very much for your feedback, we will keep the local community updated as we progress with the proposals.

We take data protection seriously. Please only provide your personal details if you are willing for them to be used by Barton Willmore and the project team for the purpose of research in connection with this project and in order to update you on the progress of the project. Your details will be treated as confidential and will not be shared, passed on or used by any third parties and they will only be retained until the end of the planning process for the project, after which time they will be deleted. If you wish to withdraw consent to the processing of your personal data you may do so by emailing: miraconsultation@bartonwillmore.co.uk

CONTACT US:



PHONE
0207 446 6812



EMAIL
Miraconsultation@bartonwillmore.co.uk



WEBSITE
www.miraconsultation.co.uk



POST
MIRA South Site Community Engagement Team
C/O Barton Willmore, 7 Soho Square, London, W1D 3QB



10. WEBINAR PRESENTATION (JULY 2022)



**MIRA TECHNOLOGY PARK
SOUTH SITE**

Online Public Webinar

July 2022

Rev F

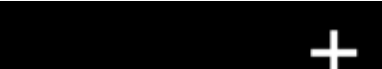


HOUSEKEEPING

-  Presentation will last 20 minutes followed by Q&A
-  Questions can be submitted via the Q&A button on your screen
-  We will not be using the chat function

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022





THE TEAM








MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022





MIRA IN THE COMMUNITY

Est. 1946	Over 1000 employed	40 major facilities
35+ companies on site	MIRA Technology Park Europe's Leading automotive technology cluster	
University partnerships	Training Skills and apprenticeships	Autonomous technology and Cybersecurity
Battery and hydrogen technologies	62 mile (100km) proving ground	
Centre of excellence in transport R&D		

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



+

THE VISION

MIRA - North Site

- World class technology cluster
- Leading UK Enterprise Zone
- Growth in low carbon technologies
- Outstanding campus environment
- Attracting leading global brands
- 1.75Msqft of R+D facilities

MIRA TECHNOLOGY PARK SOUTH SITE
 Online Public Webinar July 2022

Status

Existing

Completed

2022/23 Development

SITE HISTORY

+



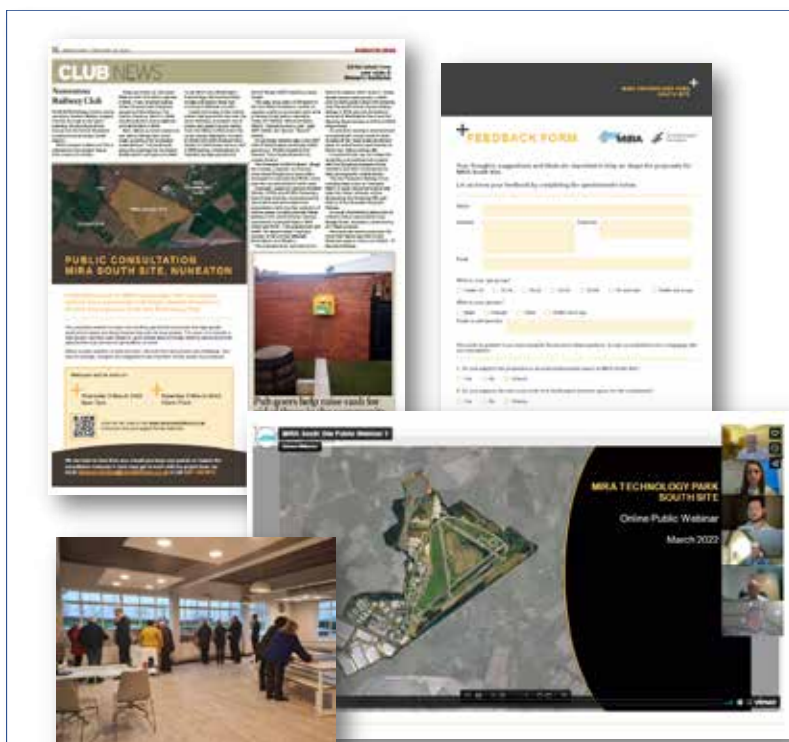
MIRA TECHNOLOGY PARK SOUTH SITE
 Online Public Webinar July 2022



THE VISION MIRA - South Site

- Opportunity to expand MIRA cluster of technology companies
- Large scale advanced manufacturing
- Strong synergy with MIRA North
- Local economic growth and inward investment
- Creation of further c.2500 jobs

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



CONSULTATION OVERVIEW

-  **24** Questionnaires completed
-  **28** Attendees to the public meeting held on 2 March 2022
-  **16** Attendees to the public webinars held on 3 March and 5 March 2022
-  **31** People signed-up for updates
-  **2,197** unique visitors to the project website since publication

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022

Key themes of interest or concern raised by the local community:

- Traffic/highways impact
- Design, scale and massing
- Local Plan Allocation
- Public routes and footpaths
- Employment use (including future management)
- Landscaping
- Sustainability/energy requirements
- Benefits for local people
- Planning/construction programme
- Consultation process
- Flood risk
- Noise, light and air pollution.

CONSULTATION FEEDBACK

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar March 2022



Revised site layout



Enhanced landscaping



Repositioning of footpaths and walkways



Re-design of the A444



Alteration to unit sizes



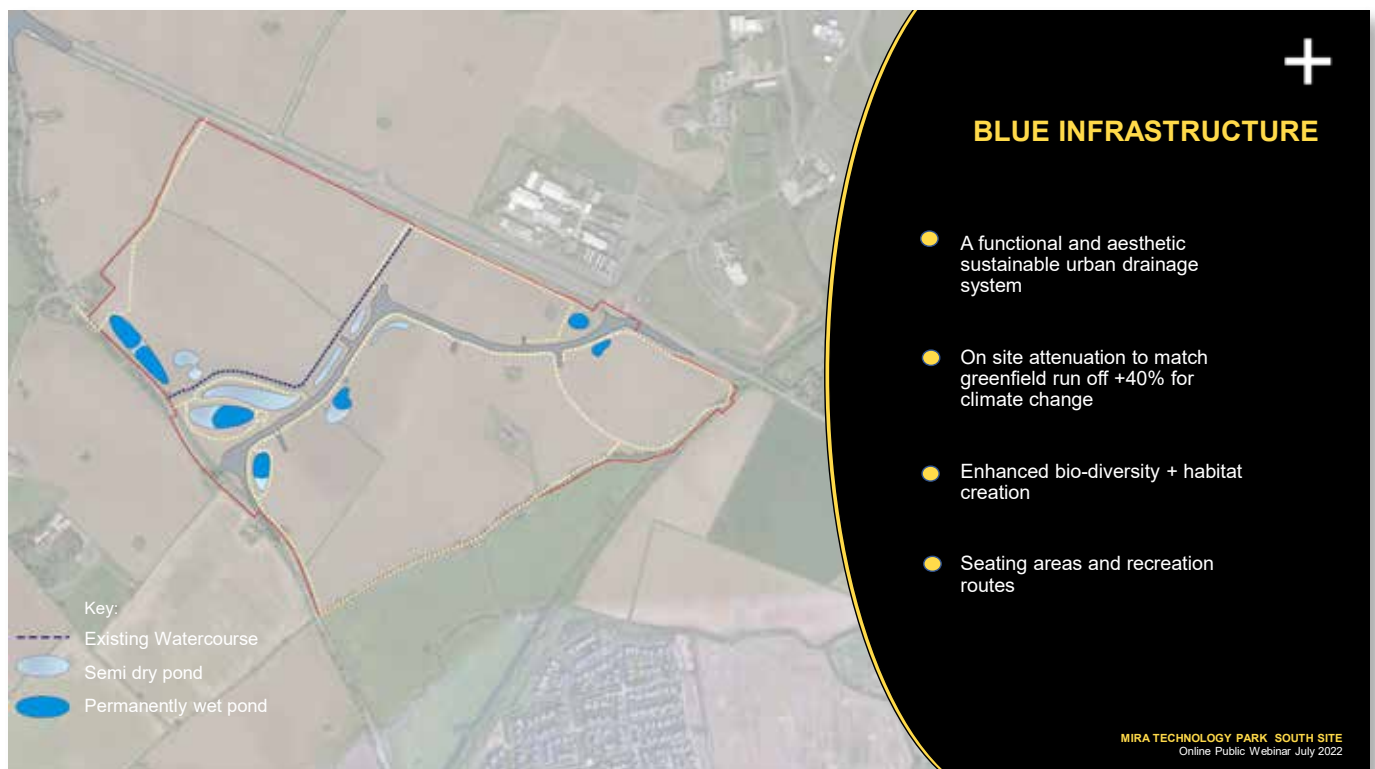
Country Park expansion



Re-development of Redgate junction

RESPONDING TO FEEDBACK

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022





GREEN INFRASTRUCTURE

- A strong landscape framework + buffer with earthwork bunds
- An Amenity Park and an Ecological Zone
- Creating habitats for ecological biodiversity
- 34 Acres of new woodland planting
- Landscape will distinguish routes and spaces, provide landmarks and focal points, and define views and vistas.
- A landscape which promotes Fitness, Wellbeing and Mindfulness

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



HEALTH + FITNESS



- Walking and fitness trails through the landscaped areas
- An outdoor gym
- Space within the landscape for organised sports + fitness



MINDFULNESS



- Gardens adjacent to the units for relaxation
- Seating areas around the wetland SUDS areas
- Woodland walks



COMMUNITY



- Space within the landscape for office or family events
- On site community co-ordinator to arrange events
- Strong linkages, physically and virtually between the north and south campuses
- Community orchard



SOCIAL INFRASTRUCTURE

- A strong landscape framework + buffer with earthwork bunds
- A country park for all to use
- Creating habitats for ecological biodiversity
- 34 Acres of new woodland planting
- Landscape will distinguish routes and spaces, provide landmarks and focal points, and define views and vistas.
- A landscape which promotes Fitness, Wellbeing and Mindfulness

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



MOVEMENT INFRASTRUCTURE

- An access strategy sympathetic to the existing highway layout
- A new 3 arm roundabout will be constructed on the A444 Weddington Lane
- Upgrade of Redgate junction to provide a new 4 arm roundabout
- Access from the A5 and inclusion of a future new spine road to link to the A444 to the south
- New footpath and cyclepath along the link road to provide pedestrian and cycle access
- A network of new footpaths and trim trails through the landscape
- Improved pedestrian and cycle linkages

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



MOVEMENT INFRASTRUCTURE

- Redgate Junction

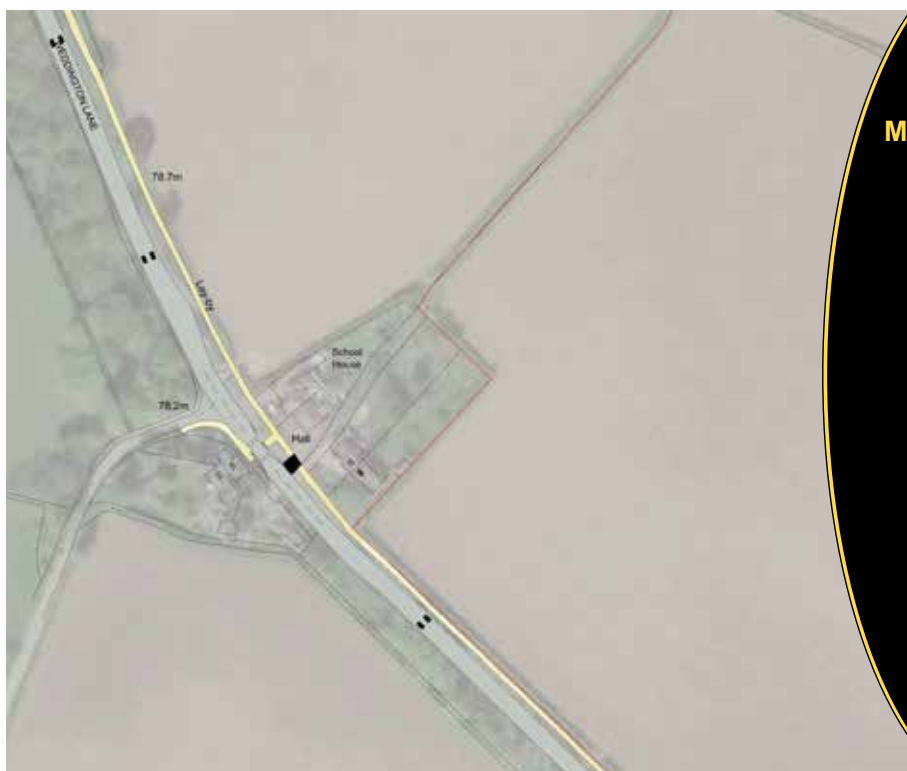
MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



MOVEMENT INFRASTRUCTURE

- A444 Weddington Lane Junction

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



MOVEMENT INFRASTRUCTURE

- A444 Weddington Lane Traffic Calming

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



OVERVIEW OF THE PROPOSAL

- New high-quality employment space
- A design that responds to the constraints of the site
- A mix of unit sizes allowing flexibility
- A future new spine road, creating access from the A5 and A444
- Significant highway investment to redevelop both Redgate Junction and the A444
- Boundary planting, landscaping and high-quality public realm
- Consistency with the wider MIRA Technology Park
- Sustainable Urban Drainage Systems
- Maximum efficiency and sustainability

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



CHANGES MADE IN RESPONSE TO CONSULTATION FEEDBACK

- 1 Diversion of public footpath AE190 to the east of existing residential properties
- 2 Unit 22 moved north to reduce impact on adjacent residential properties
- 3 Increased woodland planting and mounding between Unit 22 and the site perimeter
- 4 Redevelopment of Redgate Junction to provide a new 4 arm roundabout
- 5 Revised A444 access to direct A444 traffic through the new development
- 6 New signage/traffic orders directing HGVs over 7.5T through the site, effectively removing HGV traffic from the western portion of Weddington Lane
- 7 Revised access with landscape screening to existing residential properties
- 8 Revisions to the A5 roundabout to improve capacity

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



Be Lean.
Use less energy

Be Clean.
Supply energy efficiently

Be Green.
Access low or zero carbon (LZC) energy sources

+

SUSTAINABILITY

A HOLISTIC APPROACH

- Energy Hierarchy
- BREEAM 'Very Good' rating
- EPC 'A' rating
- On-site electric charging provision
- Supporting biodiversity

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



+

KEY VIEWS A5 MIRA ACCESS

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022





Seven new high-quality flexible employment units



2,500 highly skilled jobs to support local people



Opportunities for apprenticeships



Enhanced landscaping creating a high-quality environment and supporting biodiversity



Circular routes for recreation, fitness and dog walking, an outdoor gym and seating areas



New and enhanced bus routes with bus stops at the northern and southern ends of the site



New cycle routes including a connection to Weddington Walk



Construction jobs



On-site car parking, including electric charging spaces



Investment into local services and infrastructure



A sustainable scheme targeting a BREEAM " rating and EPC 'A' rating.



Significant investment in local highway network and infrastructure



COMMUNITY BENEFITS

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022

PROJECT TIMELINE

March 2022

Consultation to obtain feedback on the proposal

Spring 2022

Review public feedback and where possible make changes to the proposed masterplan

July 2022

Consultation to obtain feedback on the revised proposals

Summer 2022

Target submission of a planning application

Q1 2023

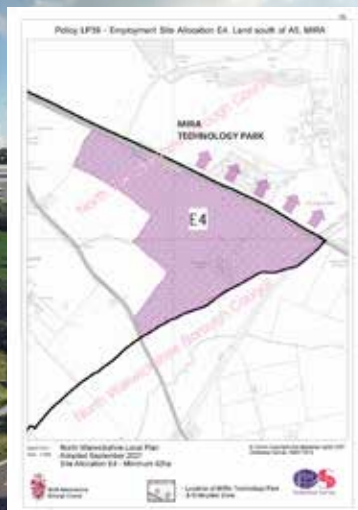
Determination of planning application

Q3 2023

Target submission of first Reserved Matters planning application

Q1 2024

Indicative commencement of construction



PLANNING PROCESS

- Allocated for employment within the Local Plan
- An Outline Planning Application
- You will have the opportunity to comment on the proposals
- Comments will be considered as part of the planning process
- If approved this will set the parameters for future development within the site



+

PARAMETERS PLAN

Sets the Development Parameters:

- Scale
- Floorspace
- Height
- Development Zones
- Roads
- Footways / Cycleways
- Landscape

An Approved Plan

All future applications are assessed against the parameters plan

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



+

NEXT STEPS



Take part in the Q&A



Visit the website



Complete our questionnaire by
midnight Thursday 28th July



Sign-up for project updates



Contact the project team

www.miraconsultation.co.uk
miraconsultation@bartonwillmore.co.uk
0207 446 6812

MIRA TECHNOLOGY PARK SOUTH SITE
Online Public Webinar July 2022



11. PUBLIC WEBINAR QUESTIONS, COMMENTS AND STATEMENTS – MARCH 2022

1. If planning gets approved, when
2. I note that the design does not match the adopted local plan as adopted by NWBC, can you explain why that is
3. I would like to see the view from my house you have failed to show this [REDACTED]
4. Where you refer to community, I assume you are on about the Site community rather than the local community - there appears to be many 'work' benefits to the plan. Can you detail what are the benefits for the local community and residents please
5. if planning is approved...when will this project be starting?
6. On the Vision slide, why was the field on the left side included?
7. Secondly the designation for the Enterprise zone is for R&D and manufacturing, can you explain how this is changed and has BEIS been advised of this
8. You have stated about the road infrastructure, but the A5 corridor is not funded and may be included in the RIS3
9. will the Manufacturing site be 24/7?
10. Is there houses part of this plan?
11. There is no funding for any improvements to the A5, the only funding to be provided is for housing please explain
12. You have changed the adopted plan; this has not been approved by the NWBC
13. You talk about woodland, are you proposing to plant mature trees to achieve the outlook of the site
14. Why does the site look like warehousing and why are the buildings so high?
15. Please explain how the site will deliver a net carbon zero
16. apologies that do not answer my question - you have failed to show the view from my house
17. What are the benefits to the residents?
18. Good planning requires that development should fit into the landscape for residents the buildings are intrusive and overbearing and lead to a loss of light to residents
19. How is the A5 going to cope with the 700 houses at the South of the site
20. Please explain how much public funding is being invested in the project
21. How are the works on the south side of the A444 being funded as MIRA does not own the land?
22. The unit furthest south running along the A444 is outside the Local Plan - why is it needed if the road is further over. Or is it a case of extra revenue for MIRA rather than considering the current occupiers of the local house?
23. So where does National Highways fit into this
24. Where is the modelling data for the road?
25. You do not own the roads
26. You cannot do that, and this will be challenged in the courts
27. If the manufacturing is to be a 24/7 operation - potentially running 3 shifts per day - what plans are in place to protect the existing dwellings from potential increase of 10000 cars a day using the proposed site
28. You do not have planning for this area and therefore you cannot state that
29. Can we be provided with all the modelling data?
30. As we will be submitting FOI requests to the relevant public departments
31. So, the height of the trees will not cover a five-storey building, please explain how these fit into the natural environment
32. Question to Ian - how long do the trees you are planting take to grow 18metres tall?
33. again I have asked why you have failed to show a picture view from my house [REDACTED] topside of the new A444 island - my house is directly looking at a proposed 16-18 metre high building ???

34. What is the maximum height you will put in your application please - you don't seem to give details?
35. This is not clear in the local plan, so we will raise this with the CEO
36. I am talking about the construction of the building
37. Just so I am clear this is not part of an Enterprise Zone and will not attract any government funding
38. Furthermore, just to clarify:
39. No planning permission,
40. is the site 24/7?
41. You have adapted the Local Plan, this is not an enterprise zone, no mature trees, no data to be shared
42. So how long do the trees take to grow to that height please
43. please explain why 18m height, which is 54m and how does that fit into the local community
44. We still have questions why is this time limited
45. We will be writing to a number of Secretaries of State and Departments raising our concerns and looking for a judicial review
46. [REDACTED] was flooded due to water drainage off excising fields. Still, we are surrounded by excess water.
47. Your land is higher than us. Planners need to come out and look at this, can you say this will be done ???"
48. Who stopped the bus 66 running along our lane?
49. Whilst your plans include lots of tree screening, today in the north site none of the screening has been planted but the buildings have started to be built. As the trees will take 10 plus years to grow, will the screening be put in as a first step or last step?
50. You make significant reference to the community areas? What is the realistic feasibility that these areas will be used by the community? Previous examples?
51. A mound will be needed surely behind property so we cannot see buildings?
52. If the building of the industrial estate is being "phased" is the land where the screening is sited being purchased at the start of the project of the end?
53. What is the maximum height of the proposed buildings?
54. Given the additional traffic, are there any plans to improve the A5 Redgate junction?

12. PUBLIC WEBINAR QUESTIONS, COMMENTS AND STATEMENTS – JULY 2022

1. I have asked what intervention that MIRA has had with the local community and there is none
2. You stated that Enterprise Agency status would create a 1,00 jobs how many jobs have been created
3. How does a solar benefit jobs and the local community
4. Please explain how MIRA has justified these improvements to infrastructure
5. E4 has been agreed as part of the local plan and does not include the proposed development on the south side
6. Where are these jobs coming from ?
7. The Local Plan was developed and approved by the Secretary of State, the whole development of the south side was applied for and not approved. Please explain why you think that MIRA should override the adopted Local Plan
8. Relatively low numbers in the initial consultation. Do you think your consultation has been as wide as it should have been. There was no consultation with villages north of MIRA eg. Fenny Drayton and Upton.
9. The residents have raised issues and you have ignored them, please explain
10. Where is Evans Randall funding coming from ? There accounts show little income, is their funding from ethical sources ?
11. The residents have not asked for any of these benefits, please explain them in detail
12. We know all this information, please stop lecturing to us
13. I am really sorry, but we have not asked for ponds.
14. The development is not climate neutral development, please explain how it is
15. Please explain with over 2,000 car parking spaces how this is carbon neutral
16. Explain how you are benefiting the ecology when you are destroying the natural environment
17. What is the forecast bio diversity gain going to be, please explain
18. Any progress on improving Weddington Trail crossing the A444. It is already unsafe to cross due to speed of traffic and limited view to the west. Really need the bridge putting back over the Weddington Road for walking and cyclists.
19. The mindfulness and fitness are not linked to the local community, please explain who are they aimed for
20. You are stressing the local community, the mindfulness is not for the local community, please explain how these benefit the local community
21. Caldecote residents are the community, what benefits does they deliver for us, can you give examples of the parks you mention
22. Why would people walk along these footpaths
23. Who have you spoken to at Warwickshire County Council
24. There is no problem with the existing roundabout, please explain why this is being changed
25. The residents do not want lighting, not do we want the PROW changes, we will fight this change
26. Why do local residents require a bus stop
27. Please explain how National Highways have signed this off ?
28. Will the cycle network go towards Atherstone instead of ending at Red gate?
29. The residents have a meeting with National Highways tomorrow morning to discuss the SRN. Can you confirm that National highways have signed off on the redevelopment of the Redgate Roundabout
30. The new design of the A44 will not divert traffic rat running through Fenny Drayton for example because it does not divert past the village. Traffic will cut through to join the new road.
31. What is the impact on the development if panning is only given for E4.

32. Why so many car parking spaces
33. What are the heights of the buildings
34. How is this plan consistent with the Local Plan
35. How does this development fit with COP 26 and 15
36. The residents have not asked for any movements of the PROW
37. If you are moving the A5 roundabout, can the A444 be closed into Caldecote and the a new roundabout be created south of it
38. Are there plans for traffic lights to be added to the new island layout at Redgate island junction?
39. The construction of the site is not carbon neutral please explain how it is ?
40. Are you saying that this site will be running 24 hours a day
41. What is the renewable strategy for this park
42. Why do you need cars on this site, they are not carbon neutral
43. This is huge, these are not manufacturing
44. These are all mature trees, how long will they take to grow
45. This is the view from the last presentation
46. What do you define the wider area
47. Where are these jobs coming from ?
48. How many confirmed companies have you got for this site
49. Where is the workforce coming from to fill these jobs
50. Who is the leisure for
51. What benefits for the roundabout
52. Who is going to use the pathways
53. The Local Plan has been adopted by the LPA.
54. The residents have not asked for a new road through the site
55. The SOS determined that E4 could not be extended, please explain that having raised this once and being turned down it is raised again
56. If you are turned down for planning, what is your contingency
57. Why are all the new planting schemes not specifying native species only? Is this down to cost? Planting only native species will aid the achievement of 10% biodiversity net gain.
58. So there is no demand for any accommodation at the present time
59. So how this development going to account for the 750 homes south of the site
60. Is it appropriate to consult during peak holiday periods?
61. The A5 can not cope now, how do you think this can cope
62. The jobs have not been created on the site,
63. JLR are not investing in Coventry, so you point sis not made
64. Mira is a restricted facility - how does this affect the local population access.?
65. Will the A444 past Caldecote be closed to through traffic
66. The principle has been established in the local plan and to encroach onto land this has already been turned down.
67. Fenny Drayton concerns have not been mentioned. Does the redgate island modification include a new foot path to the village?
68. This is involving public bodies, trust in politicians will be questioned if you encroach on E4
69. We will obviously now through our local councillor a meeting with Warwickshire County council
70. The track record of creating jobs on the enterprise Park, which received £ 11m did not deliver the extra 1,200 jobs.

71. How many jobs have been created on the North Side since the establishment of the Enterprise Agency
72. Is it proposed that this will be a 24/7 operation
73. Sorry it did not, can you explain what National Highways have agreed to
74. Blythe Valley Park is not in a residential area
75. You are replacing natural environment with a built upon one
76. Sorry, but RISE 3 is not agreed and funded yet, so you can not make statements that yet
77. how will pedestrians cross the A444/A5 roundabout if coming from Fenny Drayton
78. So how does this tie up with developments where there is spare capacity in the local area, for example Whitney South, M69 developments and Presona Park on the M6
79. If there is not a restriction what is the light pollution, given there are no lights now
80. So we have to wait 15 years for this, this is not acceptable
81. Can you simply be honest and show the build at day one with the residents
82. The residents have asked for a meeting with MIRA's Executive Chair if you are not going to be honest with us, we will advise him of our concerns
83. We would like to close it off at the Redgate and we would be happy with that. That is really positive for the residents
84. Hinckley and Bosworth in their local plan, realised issues regarding SSI issues along A444
85. Will new units operate in evenings or Sundays?
86. So the only lights will come from the site at night
87. So we are wasting energy and creating more climate issues by having lights for car parks
88. There is a 26 ha site to the west side on the north site. When does construction start on these buildings?
89. But REF are moving to Bubenhall, because the battery factory is moving to Blyth
90. So please do not insult our intelligence as this will come out in the planning objections
91. We would like a face to face meeting to have a proper consultation exercise

