



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





THE TEAM

SWANALE

A HORIBA COMPANY
MIRA

 Evans Randall
Investors

SGP

Architects + Masterplanners

MILESTONE
TRANSPORT PLANNING

BARTON now  **Stantec**
WILLMORE



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



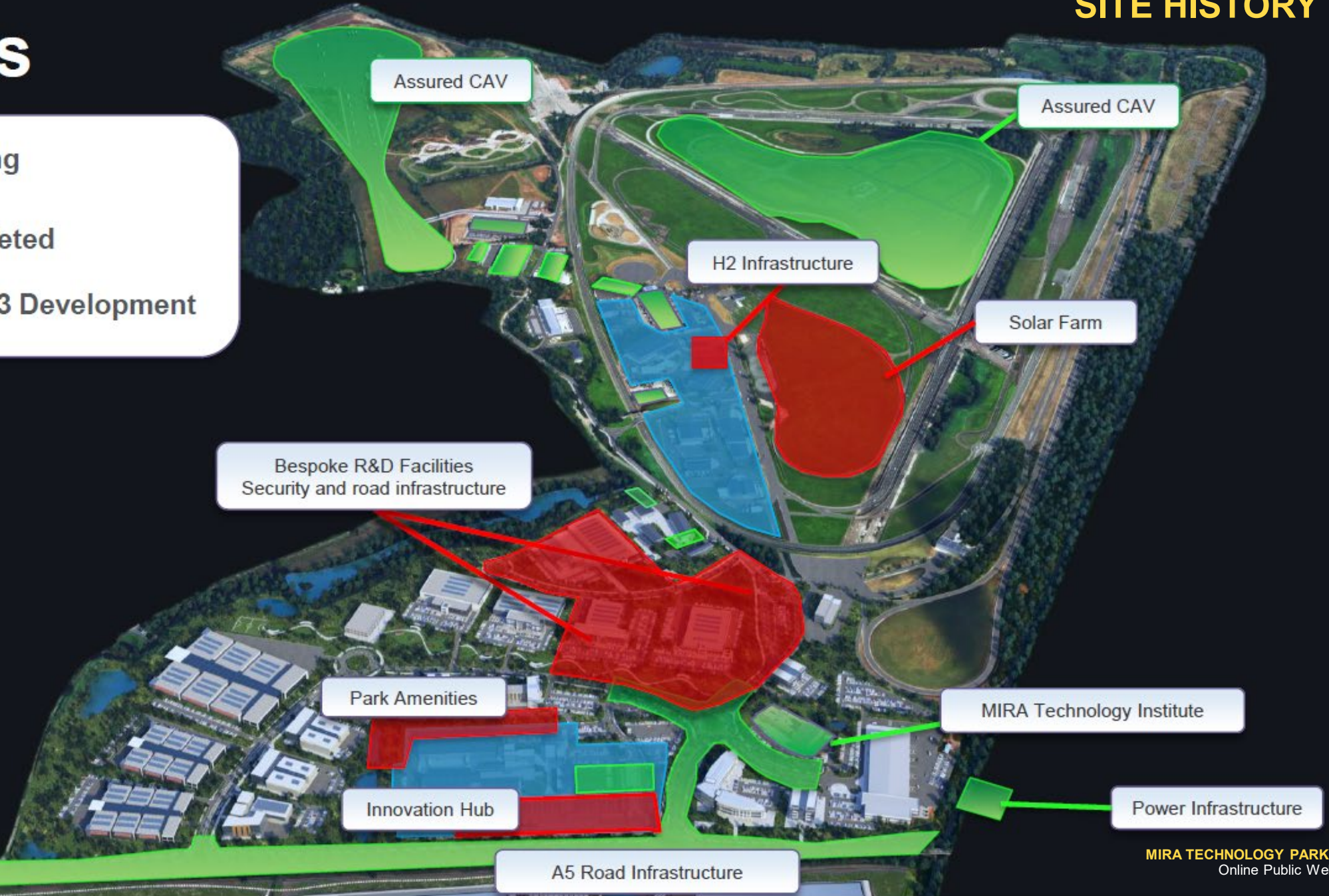
THE VISION MIRA - North Site

- 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



Status

-  Existing
-  Completed
-  2022/23 Development





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



CLUB NEWS

Nuneaton Railway Club

Originally known as Nuneaton Midland when the station opened in 1854, it was renamed Abbey Street 60 years later following the closure of the Midland line. The station closed on March 3, 1968, standing derelict and abandoned until demolition in 1976.

Next, Abbey Junction signal box and Abbey sidings both came under scrutiny prior to Graham undertaking a 17hr excavation along the avoiding line via Rocker Bridge which still spans the West

Coast Main Line, Weddington Road bridge, Old Hickey Road bridge and Oulton Road foot crossing to Midland Junction.

A historical 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 6830 with a Birmingham New Street to Cleethorpes services HST 4389 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 headed by Fowler A1 3903, 'Merchant Navy' 35022 'Holland America Line', least 4487, 43002 and Stanier 'Black 5' 4494.

Of particular interest was a rare 1957 shot of British diesel prototype 10003 powering a British Industrial Fair Express from Castle Bromwich to London Euston.

The Nuneaton to Birmingham 'atrap' were always a popular occurrence, when diesel freight locos were often employed to haul diesel HCT, trains over the non-electric 17 1/2 mile route.

Examples caught on camera included 56042, 37274 and 47353. Following a short break, Graham recommenced his informative and well-researched presentations with after the selection of motive power, including humble Diesel Multiple Units and the steam specials operated by Cromwell Trolly in 1987 which saw 4472 'Flying Scotsman' and 4499 'Sir Nigel Gresley' heading a number of return trips between Birmingham and Mipdon.

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 west site on disused Abbey sidings in 1993, plus the demolition of Weddington Road and Old Hickey Road bridges in 2011 and 2020 respectively.

An annual event 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 discussing the intriguing 125-year history of the Snowdon Mountain Railway.

A social at the meeting takes place at Chivers Coben 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

All the latest from your clubs & Women's Institutes



PUBLIC CONSULTATION MIRA SOUTH SITE, NUNEATON

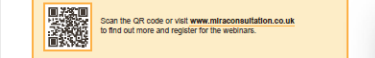
The proposals present a unique and exciting opportunity to provide new high-quality employment space and bring forward new jobs for local people. The vision is to provide a high-quality business park based on good sustainable principles creating new employment opportunities that will last for generations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

Asked 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!

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.

Webinars will be held on:

- Thursday 3 March 2022 6pm-7pm
- Saturday 5 March 2022 10am-11am



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.



MIRA South Site Public Webinar 1



MIRA TECHNOLOGY PARK SOUTH SITE

Online Public Webinar

March 2022

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



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



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



RESPONDING TO FEEDBACK



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



LOCATION + CONTEXT

- A5 Watling Street
- A444 Weddington Lane
- 500m South East of Caldecote





BLUE INFRASTRUCTURE

- A functional and aesthetic sustainable urban drainage system
- On site attenuation to match greenfield run off +40% for climate change
- Enhanced bio-diversity + habitat creation
- Seating areas and recreation routes

Key:

- Existing Watercourse
- Semi dry pond
- Permanently wet pond



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



Ecological Zone

Amenity Park



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



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

Key

- PRow (Retained)
- PRow (Closed)
- PRow (Diverted)
- NCN52 (Existing)
- Cycle Link (Proposed)
- Cycle Link (Existing)
- Footpath (Proposed)
- Informal Footpath (Trim Trail)
- Bus Stop
- Pedestrian Crossing



MOVEMENT INFRASTRUCTURE

● Redgate Junction





MOVEMENT INFRASTRUCTURE

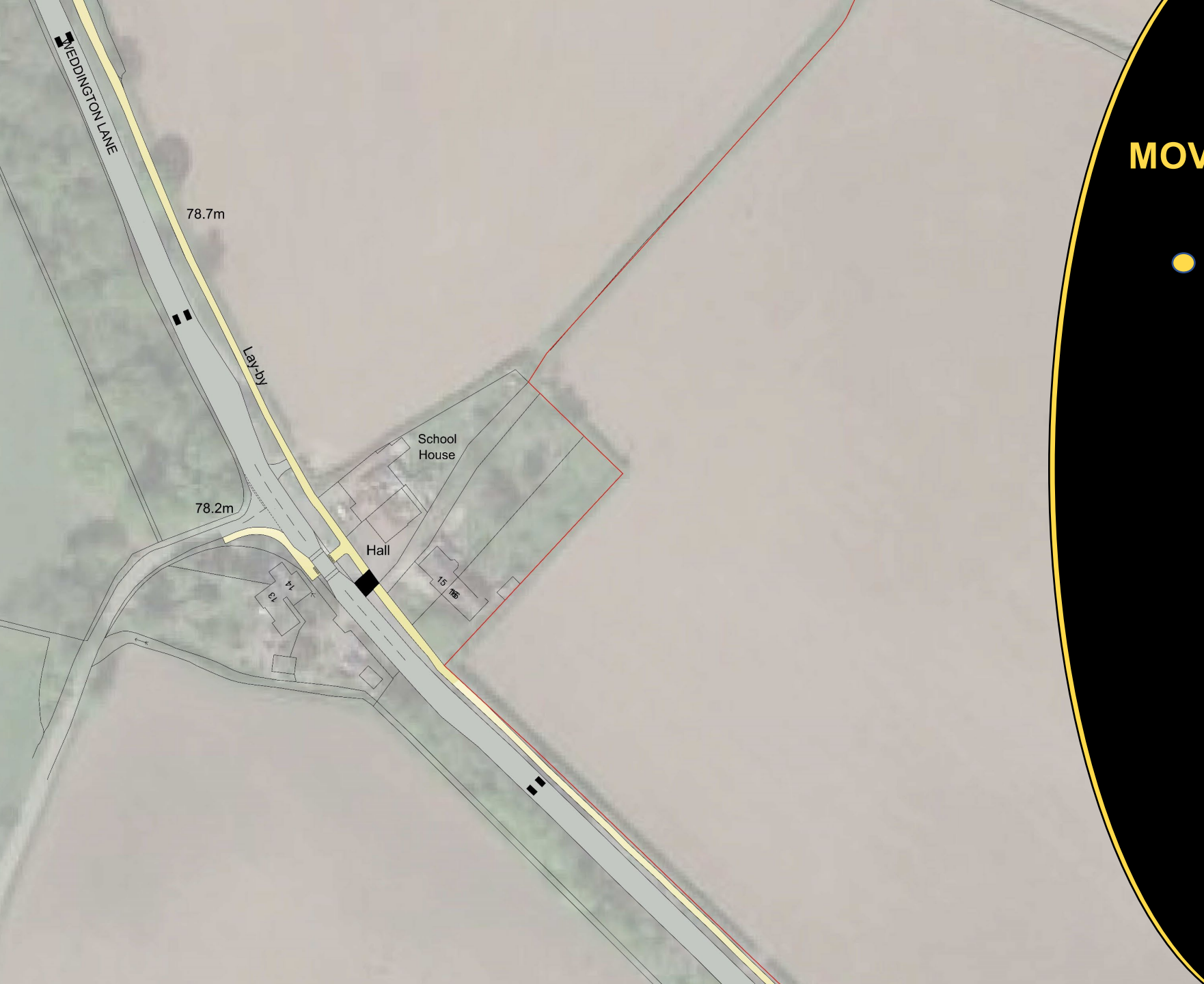
- A444 Weddington Lane Junction





MOVEMENT INFRASTRUCTURE

- A444 Weddington Lane Traffic Calming





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



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

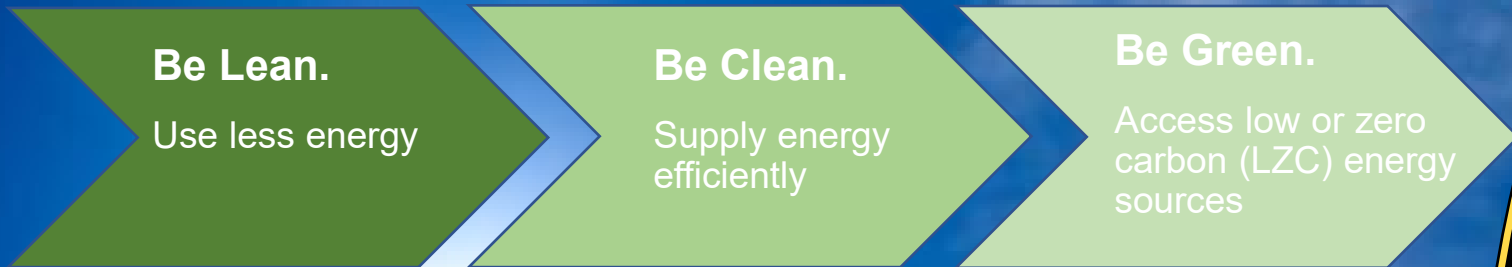




SUSTAINABILITY

A HOLISTIC APPROACH

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





KEY VIEWS A5 MIRA ACCESS





KEY VIEWS VIEW FROM A444





KEY VIEWS A444 ACCESS





COMMUNITY BENEFITS



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

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

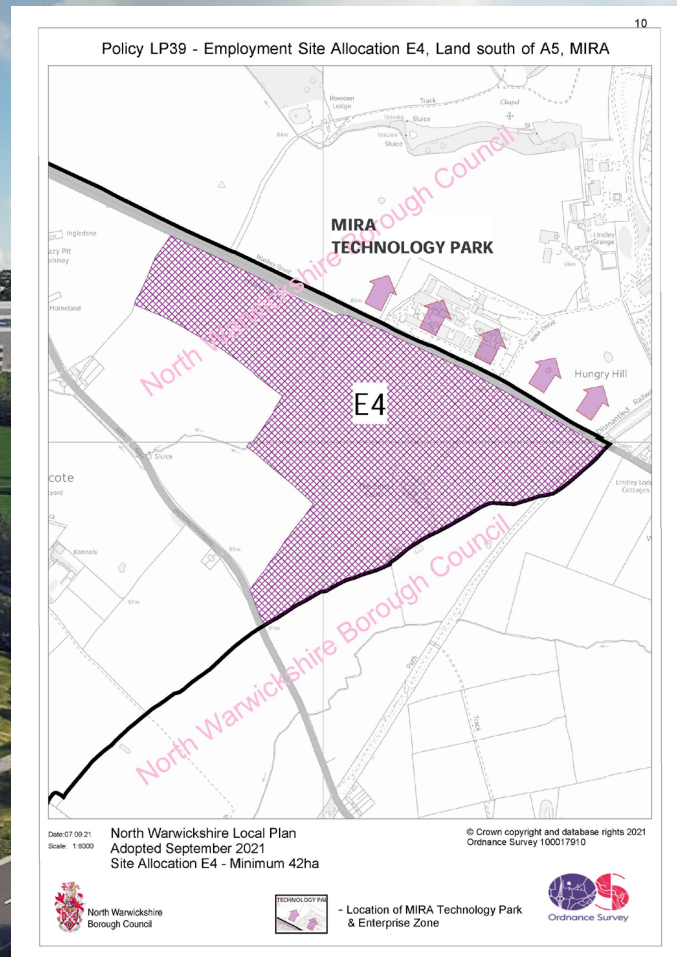
Determination of planning application

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

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Key:

- Application boundary
- Zone Development Zones & parameters
- Existing hedgerows to be retained
- Existing hedgerows to be removed
- Attenuation ponds (indicative subject to detailed design)
- Entrance gateway features
- Link Road
- Link Road & cycle link (limit of deviation)
- Indicative plot access (subject to detailed layout)
- Bus stops
- Cycle route
- Footways
- Informal footpaths / trim trail in landscape areas
- Zone for parking, circulation, servicing and ancillary structures, max height of any structure 10m.
- Existing PROW to be closed
- Existing PROW to be diverted
- Existing PROW to be retained
- Ecological Zone (biodiversity area with limited public access)
- Amenity Park (accessible to park occupiers and the local community - seating areas, trim trail, outdoor gym)

Areas:

- Total Nett Developable Area - 39.3 Hectares
- Total Gross Internal Floor Area - 213,500 m²

Rev	Date	By	Description
A	14/12/21	RV	Start date updated, limit of deviation added, Edge heights updated
B	27/04/22	IV	General updated to layout, A444 junction revised
C	27/04/22	IV	A444 junction revised, update to trim trail and footpath route
D	11/07/22	IV	A444 junction revised, limit of deviation for cycle link to Westinghouse Walk added
E	30/07/22	IV	Ecological Zone and Amenity area added, amendments to footpaths in Ecological Zone

SGP

Architects + Masterplanners

Waterfront House
21a Smith Way
Grove Park
Enderby
Leicester LE19 1SX

t: +44 (0)116 247 0567

www.stephangeorge.co.uk

MIRA South Site

Drawing Name:
Parameters Plan

Drawing Stage: PRELIMINARY

Subsidiary: 50 - Work In Progress

SGP File Ref: 21-202-0103a-Parameters.dwg

21-002-000821-IV-IV-12500-01-A1-E

21092 -SGP-XX-00-DR-A-111003

Project Code: Original/Issue Level: Type: Role: Name:





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

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miraconsultation@bartonwillmore.co.uk

0207 446 6812

