

MERCIA PARK

Proposed expansion on land to north of Junction 11 A/M42

Welcome to our exhibition



IM Properties is bringing forward proposals to expand Mercia Park on land to the north of Junction 11 of the A/M42.

Our vision is to deliver a high-quality expansion that builds on the success of Mercia Park, which has become an important economic asset for the local area and wider region, employing over 2,300 people across JLR/Unipart and DSV.

Our consultation explains what we are proposing and how we plan to take the project forward, and we welcome your views on our proposals.

Later this year, we will submit a planning application to North West Leicestershire District Council.

In summary, our proposals would:

- Create a high-quality expansion of Mercia Park (28ha) to support the long term economic growth of North West Leicestershire and the surrounding area
- Enable DSV to build on its success operating in this location by expanding into a new circa 600,000 sq ft building
- Create 420 new jobs at DSV and approximately 1,000 jobs across the expansion site as a whole
- Deliver a sensitive and carefully-planned development with well-designed buildings and extensive landscaping which enhances biodiversity

Committed to engagement

We are committed to working with North West Leicestershire District Council, local residents and other stakeholders to bring forward a well-designed and highly sustainable business park that makes a positive contribution to the local community.

While we draw on our own comprehensive experience and the specialist insight of our consultant team, we know we can achieve a better planning application by engaging the local community and stakeholders.

Feedback forms are available at the exhibition and you can also contact us via our website at: **expansion.merciapark.co.uk**

If you would like to comment on the plans, please complete and return your feedback form by Sunday 28 July 2024.



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About Mercia Park



Mercia Park is a ground-breaking development which has become an important economic asset for the local area and wider region, currently employing over 2,300 people on site.

Following extensive community engagement, IM Properties secured planning permission for the site in 2019. Construction began in 2020, with approximately 3,400 different employees involved across the two and half year development phase, with the first employment use of the site beginning in 2022. The site is now effectively completed providing 3.5 million sq ft of high-quality employment floorspace.

Today Mercia Park is home to JLR's Global Logistics Centre (operated by Unipart) and a flagship facility for global transport and logistics company DSV.

The site has delivered high-quality buildings set within extensive and accessible green infrastructure including woodland, wetlands and wildflower meadows.

- 12 hectares of woodland
- Approximately 4km of amenity paths
- Over 40,000 trees planted on site

We also delivered new infrastructure including a new access roundabout on the B5493.

The partnership between IM Properties and DSV at Mercia Park has also provided social and environmental benefits beyond the site boundaries.

IM Properties delivered a construction-phase employment scheme which benefitted over 100 individuals and also supported over 80 local projects through a community fund which awarded grants totalling in excess of £350,000.

DSV is a key partner of the Mercia Park Employment and Skills partnership. It has also sponsored several local projects and sports clubs, and regularly engages with local schools.

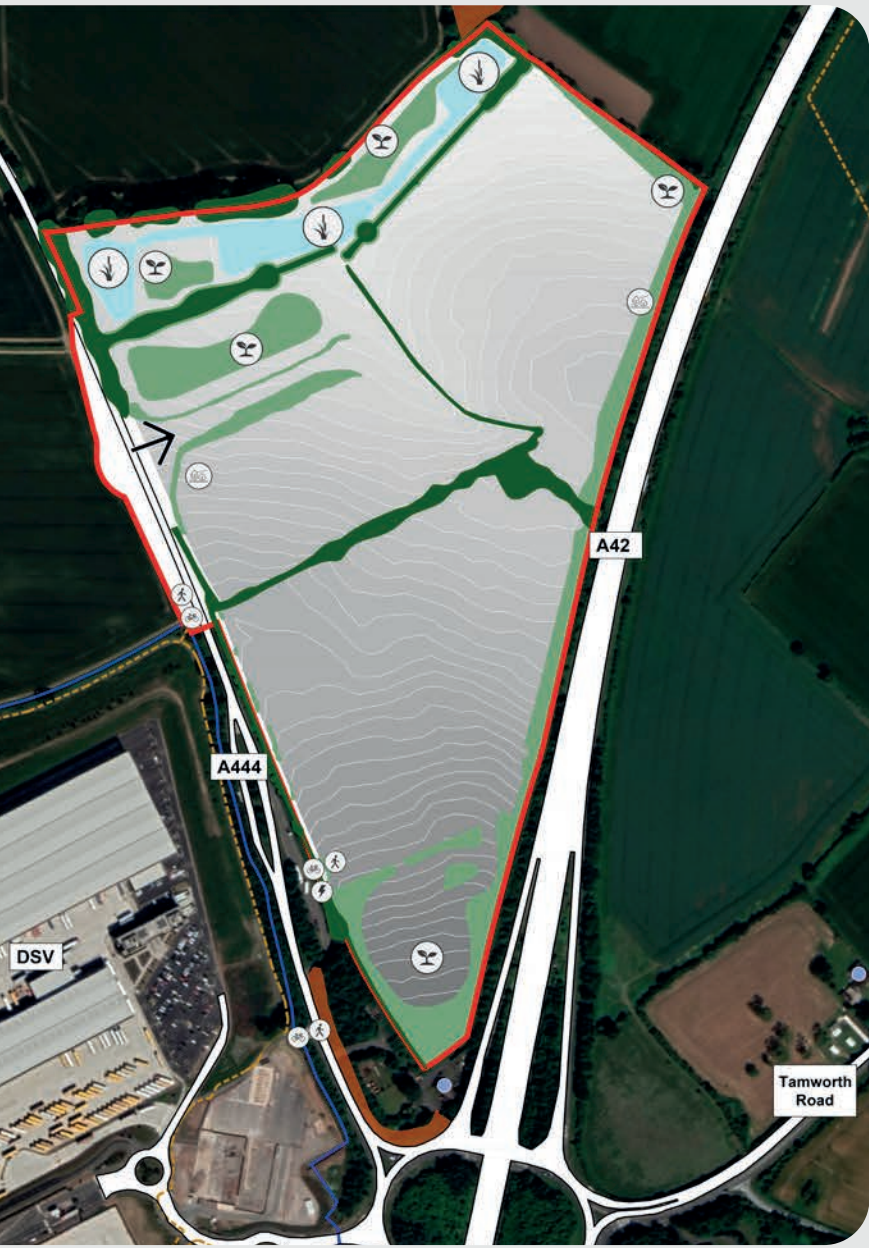
Mercia Park demonstrates IM Properties' commitment to high-quality development to meet the needs of future occupiers and their employees, with cutting edge buildings in attractive environments and benefits delivered to local communities.



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The opportunity to expand Mercia Park



Constraints	Opportunities
● Listed Buildings	Primary Site Access
● Residential Buildings	Cycling Connections
Water Body	Pedestrian Connections
Existing Public Right of Way	Power Supply
Existing mature trees and hedgerows	Green infrastructure enhancement including BNG
Existing Wildlife site	Green infrastructure enhancement providing visual screening from A42 and A444
	Wetland habitat creation (SUDs)

SITE OPPORTUNITIES AND CONSTRAINTS

The expansion site provides an opportunity to capitalise on the success of Mercia Park to create an employment hub at A/M42 Junction 11.

North West Leicestershire District Council's draft Local Plan has proposed the land to the north of Junction 11, M42 as a potential allocation for strategic distribution, recognising that new development at this site could capitalise on the profile and infrastructure at Mercia Park.

The 28 hectare site is currently agricultural land and bound by hedgerows and fields to the north, the A42 to the east, Junction 11 of the M42 to the south, and the A444 to the west.

The emerging site layout has been carefully prepared to respond to site constraints and opportunities:

- Enhance existing boundary planting to help screen the development as far as possible.
- The site is within the River Mease Special Area of Conservation (SAC) catchment area, although the inclusion of appropriate mitigation will protect water quality and biodiversity here.
- There are listed buildings in the locality; the Church of St Michael at Stretton en le Field (Grade II*) to the north and Park Farmhouse (Grade II) approximately 340m to the west. Consideration of the impacts to views and setting will be assessed.
- Two nearby Local Wildlife Sites (LWS) and appropriate ecology surveys have been undertaken to ensure these habitats and ecological features are protected from future development.

Why is the site ideally placed to accommodate an expansion of Mercia Park?

- It provides businesses with excellent links to the strategic highway network in the 'golden triangle' where a significant proportion of the country's population is within a 4¹/₂ hour drive
- Expansion would capitalise on the profile and success of Mercia Park with the potential to share infrastructure
- New areas of amenity within its landscape would be created for the benefit of future employees and local residents
- The site is visually well contained due to the topography
- The majority of the existing trees and hedgerows will be retained as part of the development of the site, with extensive supplemental planting proposed
- There are no listed buildings on site and the site does not fall within a Conservation Area

If approved, the proposals for the expansion of the site would:

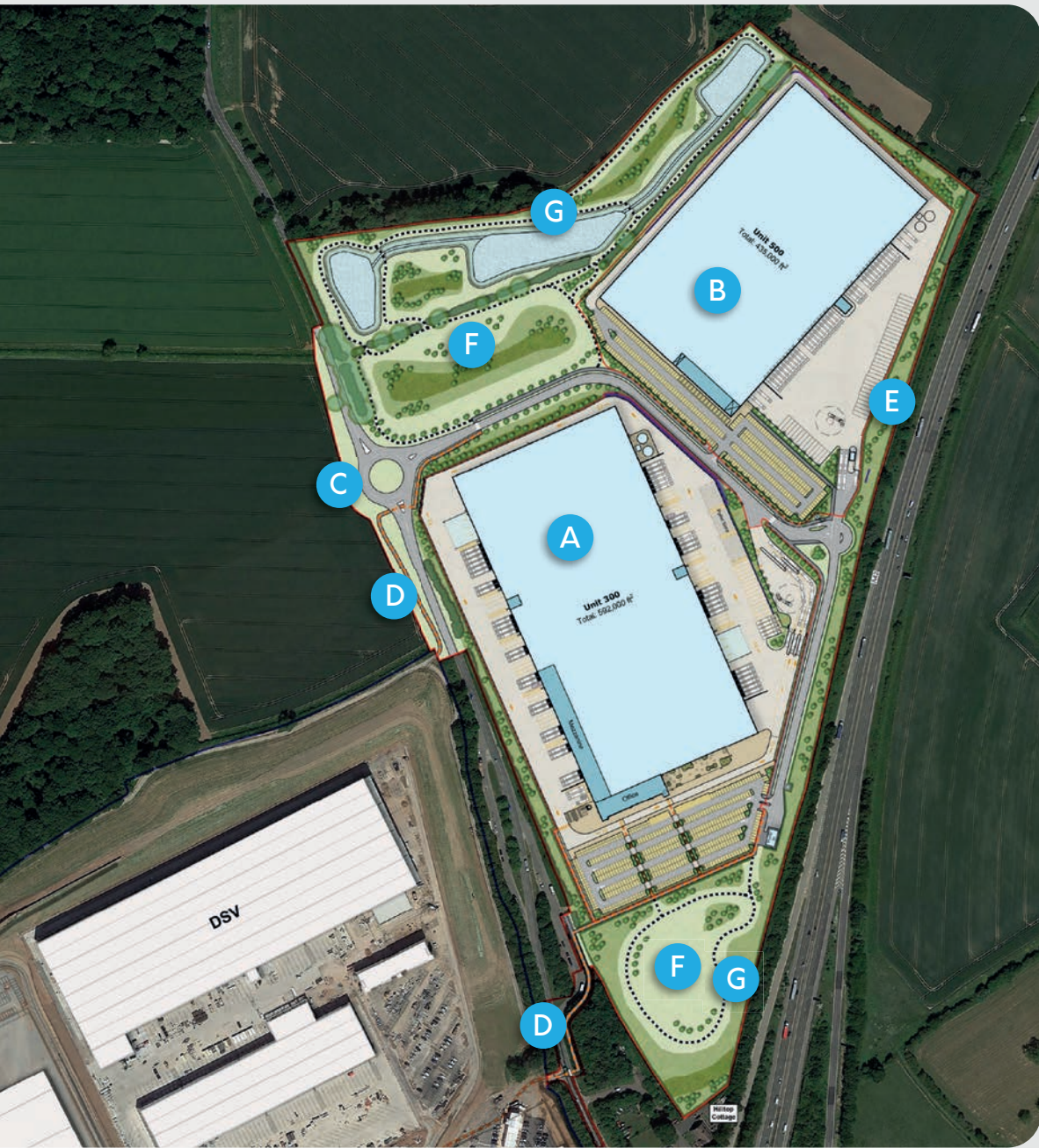
- Create circa 420 new jobs at DSV and around 1,000 jobs in total (on site)
- Generate an estimated £2.8 million per year in business rates



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The emerging masterplan



- A Development Zone 1 – DSV building
- B Development Zone 2 – Outline application for employment
- C Primary site access
- D Active travel links, including connectivity between Mercia Park and expansion site
- E Landscaped screening
- F Biodiversity & amenity spaces
- G Internal path network

We are drawing on our experience of successfully designing, building and managing Mercia Park to make the proposals the best they can be.

The current proposals are ‘landscape-led’, mirroring the successful approach adopted for Mercia Park.

The layout has been designed to minimise the impact within the wider landscape, limiting the removal of existing trees and hedgerows and creating large areas of new amenity for future occupiers and local residents.

The whole of the northern field will be retained as part of the proposed landscape. It retains screening trees to the north as well as the mature oaks to the west and the hedgerows that form this parcel of land. The creation of woodland blocks, shelter belts, ponds and additional native scrub planting help to provide both screening and also valuable habitat creation.

A new 3-arm roundabout on the A444 north of the motorway junction will provide vehicular access to the site. Mercia Park would be connected by new active travel crossing points over the A444 to the north and south of the site, so that future occupiers will be within a reasonable walking and cycling distance of the bus stop at Mercia Park.

New amenity areas and walking routes would be created which would connect into the already established routes within Mercia Park as well as the wider area.

The site layout includes two development zones. One will accommodate a new circa 600,000 sq ft building for DSV.

The development zone to the north will be capable of accommodating a second building to attract other occupiers. The detailed design for any building here will need to be approved by the Council through future applications for the approval of “reserved matters”, although will be controlled through “parameters” such as maximum building height.

The expansion would maintain the density of Mercia Park, with 37% of the site area provided as enhanced and accessible green and blue infrastructure.

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Building design and visual impact



COMPUTER GENERATED IMAGE SHOWING HOW THE NEW DSV BUILDING COULD APPEAR

Our approach includes a high-quality palette of materials to present premium buildings that would be seen from short distance views filtered by trees and hedgerows along the boundaries.

We are proposing a roof form and elevational treatment to limit the appearance of the buildings in the wider landscape.

DSV has its own detailed design requirements for its building, including space for a gym and other high-quality welfare facilities for employees. We have worked with them to meet these and deliver the best possible design solution that complements our approach to the rest of the site.

The façade cladding of the DSV building has been carefully selected to reduce visual impact and would feature a horizontal 'pixelated' system, similar to the design of the existing Jaguar Land Rover buildings at Mercia Park. This cladding would also be adopted for the second development zone to ensure a consistent appearance.

The only difference from the JLR/Unipart elevations would be the addition of windows in two of the elevations to allow more natural light to flow internally in the building. These have been carefully designed to work with the pixelated cladding.

The office component is a key focal point for the DSV building and has been developed as a two-storey building and similar in appearance to the existing DSV office at Mercia Park.



COMPUTER GENERATED IMAGE SHOWING HOW THE NEW DSV BUILDING COULD APPEAR



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Landscaping & ecology



NEW POND AT MERCIA PARK

Our proposals are supported by a detailed Landscape and Visual Impact Assessment, which provides an objective assessment of the likely impact of the development on the local landscape.

We have identified appropriate mitigation measures and our landscape strategy is informed by our work at Mercia Park. This proposed approach to landscape and ecology would see 37% of the site retained as green spaces and water features to create a mosaic of different habitat types:

- Areas of woodland planting / buffers on boundaries of the site
- Retaining and protecting existing scrub, hedgerows and trees
- Planting new species-rich native hedgerows
- Developing wetland and marginal habitats around drainage pools and swales

These measures will provide a variety of habitat types which offer a range of new homes for wildlife, and would deliver an on site biodiversity net gain of at least 10%, meaning that the development will enhance biodiversity compared to the existing position.



ILLUSTRATIVE VIEW FROM A444 SHOWING NEW ACCESS ROUNDABOUT AND DSV BUILDING, WITH PLANTING AT YEAR 1.

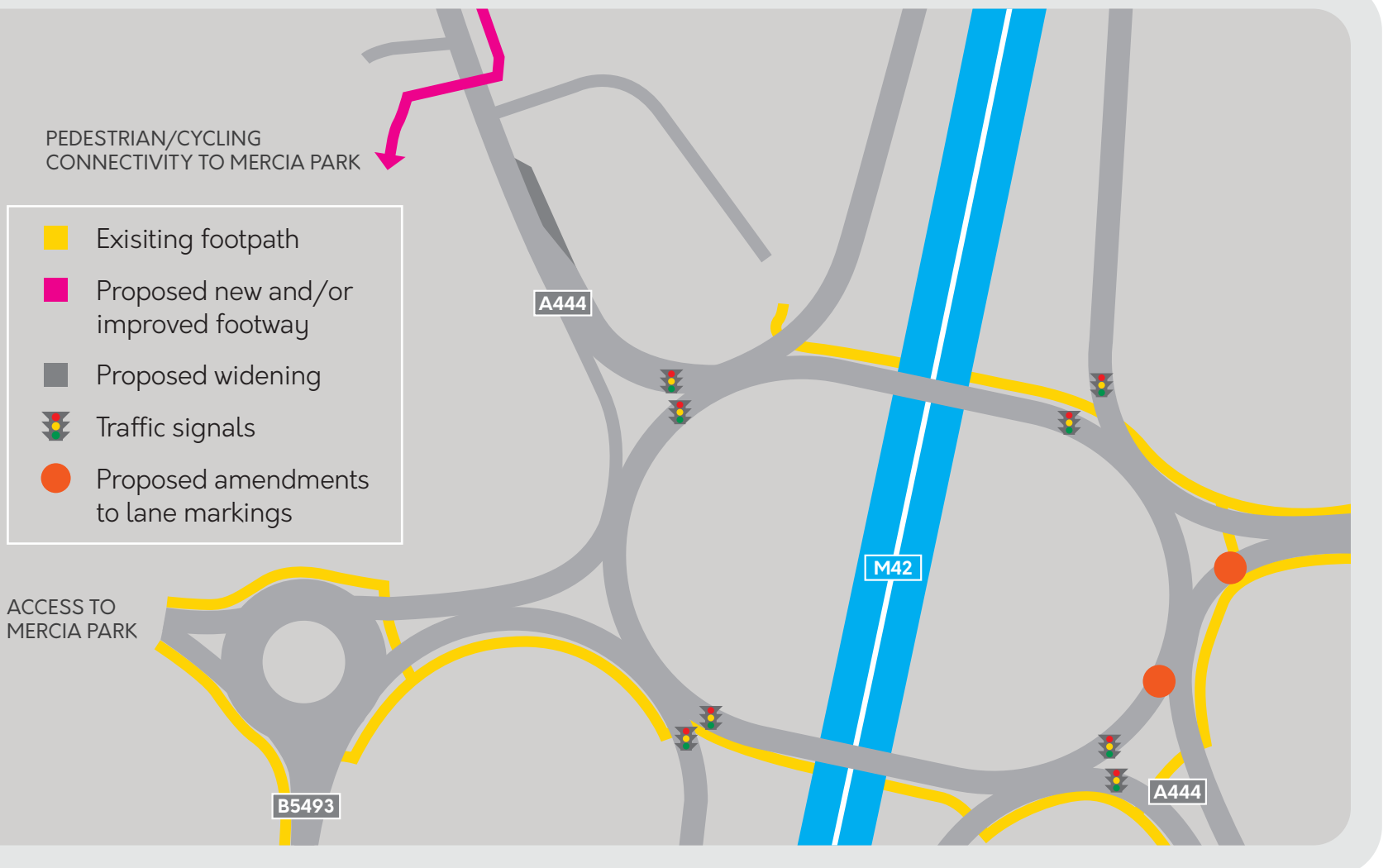


ILLUSTRATIVE VIEW FROM A42 (SOUTHBOUND), WITH PLANTING AT YEAR 1.

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Transport



Our transport strategy will minimise impact on local roads and maximise accessibility to the site.

As part of the delivery of Mercia Park, IM Properties carried out a programme of improvement works on the road network. This included the partial signalisation and widening of the carriageway on the Junction 11 roundabout to improve capacity and reduce queuing during peak times.

These enhancements were designed following rigorous assessments and modelling to mitigate a 'worst case' scenario based on surveys undertaken before Mercia Park was constructed.

With the site now operational, we've been able to measure the 'actual' traffic driving to and from Mercia Park. These have revealed that the traffic flows are significantly lower than the forecasted 'worst case' scenario they were designed for, meaning the scheme has provided additional capacity on the network that will help to accommodate the expansion proposals.



Highways modelling

To date, the site's highways modelling parameters have been agreed with Leicestershire County Council and National Highways. Wider strategic modelling has been undertaken which shows there are limited impacts beyond the site access and motorway junction.

More detailed modelling of the local network has revealed an existing issue regarding lane usage on Junction 11, where there is too much traffic in one lane that is causing some congestion at peak times. Amendments to the existing lane markings along with a modest extension to the two lane section on the A444N approach to Junction 11 would result in less queuing and delay than is forecast to occur without the development.

J11 white lining adjustment scheme

Rebalancing the traffic flows around the roundabout is possible by changing some of the lane markings and white lining, including moving the B5493 markings to A444/Burton/A42(N) on the Tamworth Road entry and adjusting the white lining on M42(S) slip entry for M42(S) to the nearside lane.

Sustainable transport

As part of the travel plan for Mercia Park, we have extended the No.20 bus service from Tamworth to call at the site. Last spring, the No.19A service to Burton via Swadlincote and Measham began to serve each of the units at Mercia Park.

To provide a safe connection into Mercia Park and these bus services, a new central refuge crossing will be delivered on the A444. The existing timetable provides sufficient flexibility to enable employees to get the bus to and from Mercia Park within the current/standard shift patterns.

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Social value and community



SUPPORTING ORCHARD ALLOTMENT SOCIETY AT MERCIA PARK

We are committed to working with local communities and ensuring that the expansion of Mercia Park delivers direct benefits for local people that extend beyond the boundary of the site.

Our investment in the existing site to date has already generated a range of positive benefits for local communities, businesses and service providers, including more than 2,300 jobs on site, in addition to a range of education and training opportunities and funding support for local community groups via the Mercia Park Community Fund.

The expansion of Mercia Park is an important chance to build on our achievements to date and create more opportunities for local people and businesses.

Our aim is to maximise the community benefit and social value generated during construction but also through its subsequent operation, working in partnership with DSV and future tenants.

Your insights and feedback will help us develop a strategy that is tailored to local needs. We would therefore welcome your views on whether you agree with the priorities and opportunities we have identified to date.

Opportunities we have identified include:

- Continuing to work with employment agencies and local training providers to help more unemployed local people into work, including under-represented groups.
- Reviewing transport links with local providers to maintain and open-up access to employment opportunities.
- Working in collaboration with local colleges to deliver apprenticeship, training and work placements for young people, including those with special educational needs.
- Inspiring the next generation via site tours, career talks and guidance for local school and college students.
- Supporting the local economy by using sub-contractor and supplier expenditure at local businesses.
- Supporting local communities via charitable donations, sponsoring events and volunteering by employees working on the site.
- Providing more footpaths and recreational routes within new landscaped areas, whilst also hosting Council and voluntary sector health and wellbeing initiatives on-site to promote healthy lifestyles.



IM PROPERTIES' APPROACH TO SOCIAL VALUE



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Mercia Park Community Fund



SUPPORTING THE IN THE PINK INITIATIVE AT MERCIA PARK

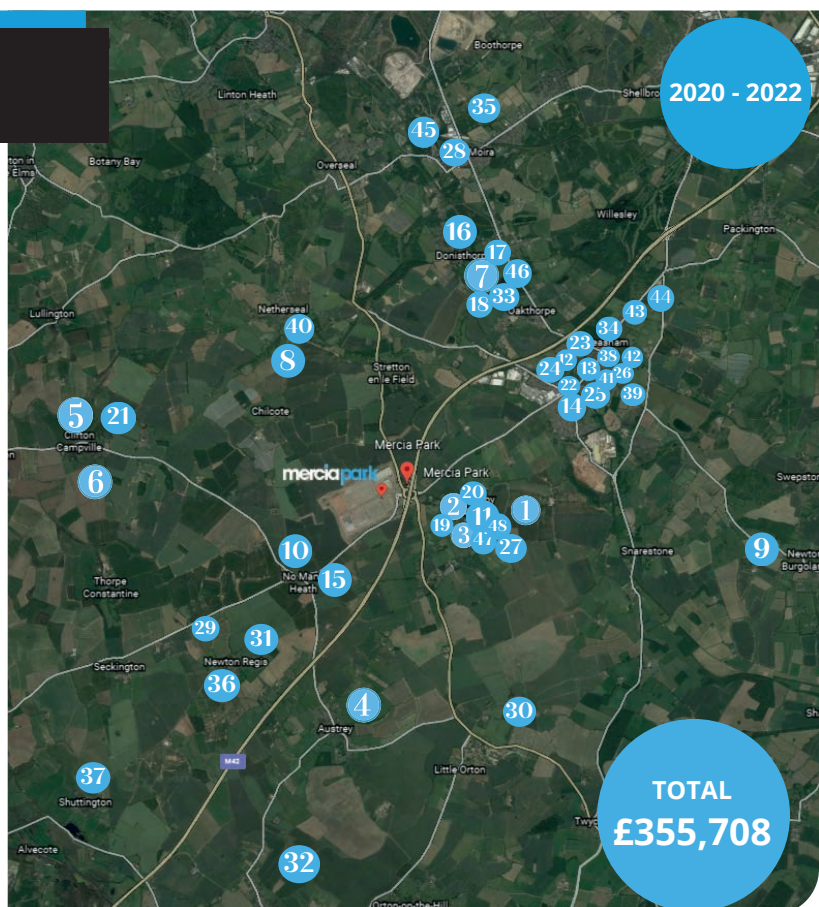
The £350,000 Mercia Park Community Fund has helped to fund 81 local projects.

Managed by Leicestershire and Rutland Community Foundation, the fund typically offered grants of up to £5,000 primarily to projects that strengthen communities or improve the natural environment. Independent of the planning process for the expansion of Mercia Park, we would provide a new fund of £100,000 to support projects that strengthen communities or improve the natural environment.

DELIVERING SOCIAL VALUE – MERCIA PARK COMMUNITY FUND

- | | |
|--|---|
| 1 Appleby Magna and Measham Scout Group | 25 St Charles Catholic Pre-school |
| 2 Appleby Magna Cricket Club | 26 1st Measham Boys Brigade |
| 3 Appleby Village Football Club | 27 Appleby Magna Church Council |
| 4 Austrey Old School Hall Trust | 28 Moira Village Hall |
| 5 Chilcote Village Hall | 29 Newton Regis, Seckington and No Man's Heath Parish Council |
| 6 Coneyberry Millennium Green Trust | 30 Norton-Juxta-Twycross Church Council |
| 7 Donisthorpe Community Fund | 31 Thistles Bowls Club |
| 8 Netherseal Village Hall | 32 St Edith of Polesworth |
| 9 Newton Burgoland Wragg's Yard Charity | 33 Oakthorpe, Donisthorpe and Acresford Parish Council |
| 10 No Mans Heath Village Hall | 34 1st Measham Girls Brigade |
| 11 Sir John Moore Primary School Fund | 35 Ashby Croquet Club at Moira Miners Welfare |
| 12 St Laurence Church Measham PCC | 36 Barberama Chorus |
| 13 Supporting Confidence Through Exercise | 37 Friends of Shuttington |
| 14 The Conservation Volunteers (TCV) | 38 Heather Guides, Brownies and Rainbows |
| 15 The Friends of St. Mary's on the Heath | 39 Measham Baptist Church |
| 16 The Orchard Allotment Society | 40 Netherseal Parish Council |
| 17 Donisthorpe and Moira Guides | 41 Sue Young Cancer Support in Leicester and Rutland |
| 18 3 Views News - Newsletter | 42 West Leicestershire Community First Responders (Measham CRF) |
| 19 Appleby Magna Allotment Society | 43 Falcon Support Services |
| 20 Appleby Magna Parish Council | 44 Measham and District Youth Club |
| 21 Clifton Campville Village Hall | 45 Moira Replan |
| 22 Measham Community and Recreation Centre | 46 St Johns Church |
| 23 Measham Mobility Bus | 47 St Peter's Church Hall |
| 24 Measham Parish Council | 48 Sir John Moore's School and Exhibition Foundation |

81 PROJECTS FUNDED
ACROSS
48 COMMUNITY ORGANISATIONS



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DSV



DSV is a global freight and logistics company currently present in over 80 countries and with over 75,000 employees. The company was founded in 1976 and is headquartered in Copenhagen, Denmark.

Following the launch of DSV's first building at Mercia Park in 2021, continued growth means that the business now requires additional space to meet the needs of its customers.

Mercia Park's location provides the company with important direct access to the strategic road network and it has proven to be an excellent base and environment to recruit and retain a talented workforce.

DSV originally operated at Mercia Park from a purpose-built warehouse and cross-dock terminal facility, alongside a 36,000 sq ft office. However, in 2023 it expanded into Unit 5 and now supports nearly 400 jobs at Mercia Park, occupying c.800,000 sq ft.

The site now represents DSV's Midlands regional hub and the office supports certain national functions, housing all of DSV's multimodal services: Air and Sea, Road and Solutions.

DSV has an immediate need for significant additional space to accommodate growth in its Solutions division, which will further strengthen Mercia Park as its central flagship location and create a campus environment.

The proposed new building – which would be around 600,000 sq ft – would be developed to meet the requirements for high levels of productivity and sustainable and low carbon operations. The expansion would generate circa 420 new jobs.

This would serve customers across the retail, wholesale and e-commerce sectors.

The business across its global operations is continuing to invest in systems to meet the needs of customers, which is also realising new skills, training and recruitment opportunities.

DSV is also a key partner to IM Properties' Mercia Park Employment & Skills Partnership, which has delivered tangible outcomes to beneficiaries in the construction phase, and in operation.



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About IM Properties



IM Properties, as part of the IM Group, is one of the UK's largest privately-owned companies and a significant investor in the Midlands.

Working with communities, local authorities and household-name businesses, we have a strong track record of bringing forward high-quality developments across the region.

We invest in places as well as sites. We are committed to high-quality design, sustainability and delivering social value beyond the boundaries of our sites. We will apply this same approach to our proposals for the expansion of Mercia Park.

Our sustainable vision

As one of the UK's largest privately owned property companies, we have a significant role to play in helping to decarbonise our economy and create a cleaner, greener, more responsible future, which is why we have worked hard to develop a new sustainability strategy.

We've pledged that, over the next decade and beyond – with objectives set for 2030 in line with the UN Sustainable Development Goals – sustainability will be at the heart of our work. Calling on our experience, financial strength and strategic decision-making, we aim to deliver better value, build stronger relationships with our stakeholders, and crucially leave a beneficial legacy in the communities where we work.

Our long-term sustainability strategy is based around a key purpose: to create a sustainable future together, and our vision: to be innovative in creating sustainable developments, fit for the future.

Our track record

We seek to deliver a positive legacy through our development and investment in local communities.

Peddimore

Peddimore is a new employment park being delivered by IM Properties in partnership with Birmingham City Council. The site is designed to attract national and international manufacturing and logistics businesses and, when fully operational, will create around 6,500 jobs.

A key focus of IM Properties' work at Peddimore is a major social value programme to provide opportunities for individuals and communities in Birmingham and the Royal Town of Sutton Coldfield.

Blythe Valley Park

Located near Solihull, Blythe Valley Park is creating one of the Midlands' most ambitious new sustainable, mixed-use communities. This established master planned site is home to world class occupiers and set in a stunning 122 acre country park.

Birch Coppice

IM Properties has transformed Birch Coppice over 20 years from a disused colliery employing 1,500 people into a thriving business environment with over 6,500 jobs, having invested £350 million over three phases.

