



CGIs of typical office elevations

START OF CONSTRUCTION AT MERCIA PARK

Following the granting of planning approval in Autumn 2019, IM Properties is beginning the construction of Mercia Park, a major new high-quality employment park in north west Leicestershire adjacent to Junction 11 of the M42.

Our appointed contractor Winvic Construction, will be on site from 18 May 2020 to begin site works. Initial work will involve earthwork excavation, ground remodelling, site infrastructure, drainage, and preparing the development's main building plots.

This is an important milestone for the project and an appropriate time to update our neighbours, the local community and wider

stakeholders about how the project is being delivered.

You can read more about the proposed construction programme and how we are planning to minimise disruption and manage our impacts in this newsletter.

If you would like to contact us about any aspect of the development, details are provided below and on the back page of this newsletter.

A home for leading businesses

Mercia Park will become home to leading international businesses Jaguar Land Rover and DSV Group, which are the two principle operators that will occupy the majority of the new employment park.

The site will ultimately support up to 3,400 jobs when fully occupied and generate around 170 construction jobs per year during the build phase, helping to drive economic growth

in north west Leicestershire and the surrounding area.

IM Properties and Winvic are in continuing discussions with North West Leicestershire District Council, local training and skills providers and the Department for Work & Pensions, to seek to ensure the employment and local business benefits during construction are maximised.

Working safely

The health and wellbeing of our people and the communities near our sites is of paramount importance and we are implementing and regularly reviewing appropriate safety measures in line with Government and Public Health England guidance on Covid-19.

The nature of our first phase of construction, which involves earth moving works and infrastructure, together with the scale of the site will ensure that we are able to strictly adhere to the recommended measures on social distancing.

Contact us

If you have any questions about construction-related activity or queries about anything you have seen on site, from 18 May 2020 you can contact the site team directly by calling **01604 678 960**.

Alternatively, for non construction related enquiries please email us on **info@merciaparkconstruction.co.uk**

Introducing winvic

Winvic is a privately-owned contractor that operates across the country in a range of sectors. Winvic's work at Mercia Park will be carried out in line with a detailed Construction Environment Management Plan (CEMP) agreed after discussions with officers at North West Leicestershire District Council.

Considerate construction

Winvic is an official partner of the Considerate Constructors Scheme (CCS) and always aims to achieve best practice as defined by its five-point code of practice.

CCS is a not-for-profit, independent organisation founded in 1997 to raise standards in the construction industry. For those wishing to find out more, details can be found at: www.ccscheme.org.uk



All of Winvic's projects are registered with CCS, with its audited scores regularly exceeding the industry average to place it within the top 10% of companies nationally.

The company's commitment to operating to the highest professional standards has seen it win seven prestigious Considerate Constructors Scheme National Site Awards in the last two years.

Find out more at: www.winvic.co.uk



FIRST PHASE OF THE PROJECT

Reducing HGV movements

The first phase of work on site will involve earthwork excavations and preparing the development's main building plots. Our aim is to transport as little excavated material from the site as possible as part of our commitment to reducing HGV movements on local roads.

The material that we move will help to create the many 'bunds', or mounds, that will help to screen the buildings along with a planting scheme that will be delivered later in a comprehensive manner.

All site work will be carried out from 07:00 to 18:00 on Monday to Friday and 07:30 to 13:00 on Saturdays.



Construction and infrastructure phasing

The two-year project to deliver the new Jaguar Land Rover facility will involve a number of broad phases:

- Earthworks
- Drainage
- Site utilities
- Highways and footways
- Landscaping
- Construction of buildings



UTILITY WORKS

Our contractor Matrix Networks Ltd – a leading accredited independent connections provider – has already begun a programme of utility connection works.

This involves installing a new gas main from the site along the A444 and Acresford Road into Ashby de la Zouch, and, separately, a new foul water pipe along the B4593 to Ashby Road Bridge and electricity cables to Bolebridge Street in Tamworth.

For further details about the phasing and an indicative schedule of the connection works, please see the latest maps and information on our website: merciaparkconstruction.co.uk/utility-works

Both sets of these utility works are phased, and their impact will be localised and temporary. As the works will be taking place throughout the year, updates will be provided to local parishes and stakeholders and any directly affected local residents will be notified by Matrix Networks individually ahead of work starting in each area.

We would like to reassure you that together with our contractors we will work to ensure any disruption to local communities and residents is minimised.

TEMPORARY ROAD CLOSURE

From 11th May, South Staffordshire Water will be laying a new water main from the Waterworks in Chilcote up to the No Man's Heath road.

This will require the road to be temporarily closed for up to sixteen weeks and a diversion will put in place.

Details of the diversion routes available to all traffic can be viewed at: bit.ly/2WsDxic

While the new water main is to support Mercia Park, the work is being carried out by South Staffordshire Water and we do not have direct control or oversight of their programme or communications.

In addition, due to the nature of the initial phase of construction operations, the public rights of way across the site are also temporarily closed.



Community Liaison Group

To help keep local parishes and stakeholders updated about the construction of Mercia Park, we have established a Community Liaison Group (CLG) as a way of managing and sharing information relating to the project. The first meeting was held earlier this year.

The CLG is a meaningful and transparent discussion platform where both positive and negative issues can be raised by both CLG members and IM Properties' team for open and honest discussion.

Members have been invited to discuss any issues of concern which may arise and discuss how communities can benefit from the development, playing an active and constructive part in the discussions that take place during the CLG meetings.

Although meetings are by invite only, all minutes, presentations and project documents are available on our project website: merciaparkconstruction.co.uk/community-liaison-group.

If you have any questions, please contact your local parish council who can put you in touch with your CLG representative or get in touch with us directly.

Organisations invited to the CLG are shown below:

- Appleby Magna Parish Council
- Chilcote Parish Council
- Clifton Campville Parish Council
- Measham Parish Council
- Netherseal Parish Council
- Newton Regis, Seckington & No Man's Heath Parish Council
- Oakthorpe, Donisthorpe & Acresford Parish Council
- Overseal Parish Council
- Stretton en Le Field Parish Council
- Residents Against Project Mercia
- North West Leicestershire District Council

MERCIA PARK COMMUNITY FUND

Local community groups will be able to submit applications to the Mercia Park Community Fund when it officially launches on June 1st.

The Community Fund, which will be administered by the Leicestershire & Rutland Community Foundation (www.llrcommunityfoundation.org.uk) has been specifically set up to help strengthen local communities and support projects that can improve the natural environment.

Grants from £2,000 to £5,000 will be available for a 12-month project and groups already successfully working to improve local communities or the natural environment will also be welcome to apply for £3,000 towards operating costs for up to three years if they can clearly demonstrate how the organisation will thrive in future years, once the grant has finished.

Applications will be assessed independently by a panel, which includes local people who are members of the Community Liaison Group.



Details about how to apply will be available on the project website on 1 June.
www.merciaparkconstruction.co.uk

IN SUMMARY, MERCIA PARK WILL:



SUPPORT AROUND
3,400
JOBS

PROVIDE A HOME FOR LEADING
INTERNATIONAL BUSINESSES
INCLUDING JAGUAR LAND
ROVER AND DSV GROUP



SUPPORT AROUND **170**
CONSTRUCTION JOBS
PER YEAR DURING THE
BUILD PHASE



BRING AN ANNUAL
CONTRIBUTION OF
£139 MILLION GVA
TO THE LOCAL ECONOMY

CREATE EXTENSIVE
LANDSCAPING INCLUDING
UP TO **30 ACRES**
OF NEW WOODLAND



GENERATE MORE THAN
£7 MILLION
PER ANNUM
IN BUSINESS
RATES



About IM Properties

As one of the UK's largest privately-owned multi-disciplined property companies, we have a significant track record of sustainable development along the M42 corridor.

In north Warwickshire we transformed Birch Coppice from a disused colliery into an award-winning business park, creating over 6,000 jobs locally.

We are also the owner of Fore Business Park and Blythe Valley Park, a thriving mixed-use community set within 122 acres of parkland near Junction 4 of the M42.

Get in touch

During construction, and once the site becomes operational, we remain fully committed to engaging with the local community.

If you have any questions about construction-related activity or queries about anything you have seen on site, from 18 May 2020 you can contact the team directly by calling **01604 678 960**.

Early insight to any issues the community may have, will allow us to respond in a timely manner.

For any other questions about the project, including about the Community Fund, you can email us on info@merciaparkconstruction.co.uk

For more information about the project, please visit our website:
www.merciaparkconstruction.co.uk