

LAND ADJACENT TO JUNCTION 11, M42

A new high-quality employment park for north west Leicestershire

Welcome to our exhibition



IM Properties, a leading investor in the Midlands, is developing proposals for a new employment park adjacent to Junction 11 of the M42.

We have held detailed discussions with local stakeholders and are in the process of working up a planning application.

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



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

Our application will seek permission to build an employment park to accommodate manufacturing, light industrial and logistics businesses.

IN SUMMARY, OUR PROPOSALS ARE ABOUT:

- Creating a high-quality employment park which can become home for leading international businesses to support the long term growth of north west Leicestershire and the surrounding area
- The opportunity to deliver approximately 3,000 jobs when the park is fully occupied
- A sensitive and carefully-planned development with well-designed buildings and comprehensive landscaping
- Developing a transport strategy to minimise impact on local roads and improve accessibility to the site
- Providing a counterbalance to major employment development in the north and east of the district

Feedback forms are available at the exhibition and you can also contact us via our website at www.junction11consultation.co.uk

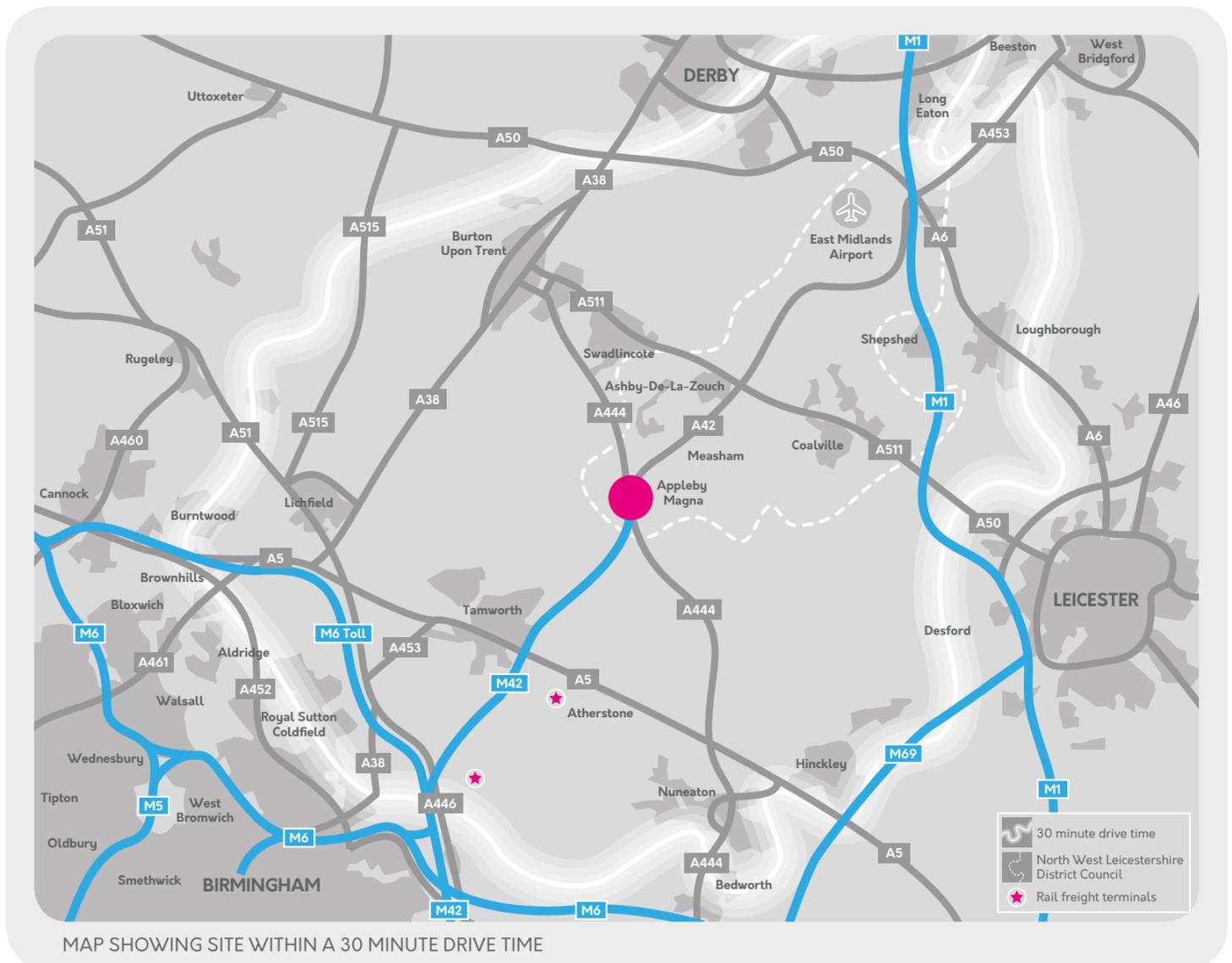
If you would like to comment on the plans, please complete and return your feedback form by **5.00pm on Saturday 28 July 2018**.



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The site and its potential



There is an opportunity at the 240 acre (97 hectare) site near Junction 11 of the M42 to create a new high-quality employment park to drive economic growth in north west Leicestershire and the surrounding area.

There is currently an insufficient supply of land to meet the growing demand for both manufacturing and logistics. A number of recent local studies have identified the M42/A42 corridor as a key area of opportunity.

If approved, the site would provide the potential for up to 3,000 jobs when fully occupied and help deliver a more resilient local economy.

A location for international businesses

The site has the opportunity to provide up to 3.75 million sq ft of floorspace to accommodate major businesses operating across the manufacturing and logistics sectors.

IM Properties has identified the site as a suitable location for development due to:

- Its proximity to the national motorway network
- Its access to the region's main markets in the West and East Midlands, particularly Birmingham and Solihull
- It providing good access to the local labour force and housing growth within a 30-minute drive time
- It being well located for UK airports, ports and rail freight terminals used for shipping products into the UK from abroad

We have identified the site as being suitable for development because:

- It is not Green Belt land and has limited ecological value
- There is limited settlement in the immediate vicinity of the site
- Visibility of the site is contained to less than two kilometres due to it being screened by the existing landscape, woodland, hedgerows and other development
- The site is flat and regularly shaped and is suited to large footprint buildings



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Masterplan layout



INDICATIVE MASTERPLAN

We are drawing on our experience of designing, building and operating successful business parks across the Midlands to make the proposals the best they can be.

Following discussions with North West Leicestershire District Council, the masterplan has been carefully developed to reduce its visual impact by:

- Optimising its finished floor levels
- Providing generous mounding and bunding

- Maximising the depth of landscaping with extensive tree planting
- Placing smaller buildings to the west of the site

Buildings would be located on approximately 158 acres of the site and the remaining 82 acres would be allocated for infrastructure, planting and amenity areas.

A peripheral road within the development would provide access for employees by car, cycle and on foot. HGV traffic would be restricted to the central service road and yards surrounding each building.

Safe and dedicated paths for cycles and for pedestrians would be separated from the car route.

A network of footpaths is integrated into the landscape areas and would link with the broader local footpath network.

Creating a high-quality gateway

We are currently exploring a range of options to create a gateway to the development next to the new roundabout.

Development here could include offices associated with occupiers of the site or provide a range of amenities including an estate management suite, meeting rooms, café, creche or health and fitness facilities.



INDICATIVE GATEWAY OPTION

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Building design



PROPOSED UNIT 1 – OFFICE ELEVATION DESIGN

IM Properties is committed to high standards of building design.

Individual building designs and specifications would be developed to high architectural standards in partnership with potential occupiers and with input from stakeholders.

The layout and location of each building have been carefully selected so that their appearance and scale integrate with their surroundings and their visual impact is minimised.

Appropriate and well-designed roof forms are proposed to help reduce the impact of buildings on the landscape.

Buildings and infrastructure would be orientated to reduce light intrusion and glare. We will also give careful consideration to the colour palette of the materials used to further minimise visual impact.



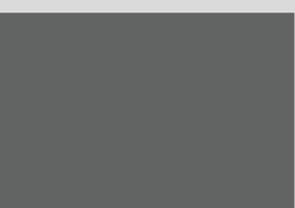
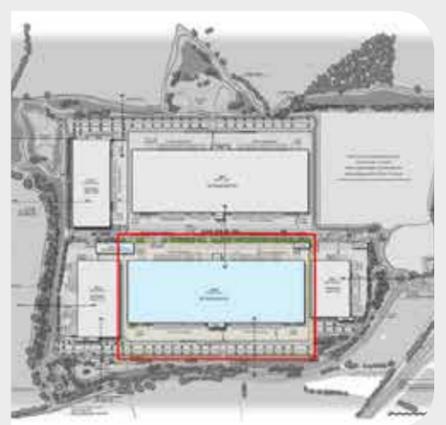
LONG ELEVATION



PART ELEVATION



PROPOSED UNIT 2 – OFFICE ELEVATION DESIGN



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Landscaping



NORTH WEST CORNER OF THE SITE



EXAMPLES OF PROPOSED LANDSCAPE TREATMENT

The proposed landscaping and management of the site is integral to the overall design and layout of our proposals.

Our landscape design would deliver a number of benefits including:

- Screening of the site to reduce visual impact
- The creation of open space for recreational activities
- Establishing new habitats

Mounding would be created around the site to minimise the potential views of the proposed buildings. The external sides of the mounding would be planted with native trees and shrubs with varying heights and sizes.

Larger semi-mature trees would be positioned prominently at day one to provide immediate softening, while in the medium term (5-15 years) smaller trees would then overtake their growth, as illustrated below.

These areas would be managed so that they eventually form woodland blocks, similar to those already nearby in the existing landscape.

The landscape areas would be available for use by those employed on the site and the public.

Existing footpaths would be maintained, although diverted internally, and new footpath links would be created through and around the site.

New wetland features such as ornamental ponds, balancing ponds and swales would be integrated.



SECTION OF LANDSCAPING TO THE WEST OF UNIT 5 WITH EXISTING TREES RETAINED

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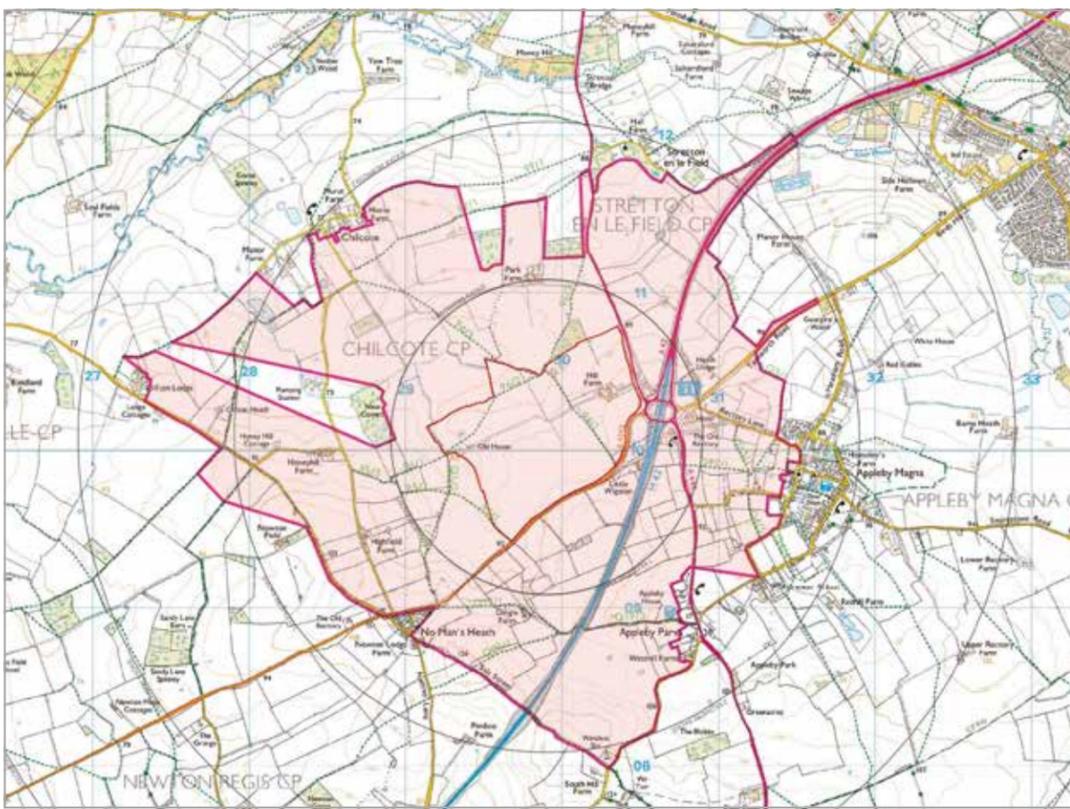
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Reducing visual impact

We are committed to ensuring that building and landscape design reduces the visual impact of the scheme on the surrounding area as much as possible.

There is little settlement in the immediate vicinity of the site, which is well screened by the existing landscape, woodland, hedgerows and other development.

A robust landscape visual impact assessment has been undertaken to help inform our design and site layout. We have also used photomontages to help us understand how to best design the buildings and to achieve effective landscaping and screening – the images on this panel explain more.



VISUAL ENVELOPE AND KEY VIEWPOINTS



Extent of visual envelope



Site boundary

This map shows the 'visual envelope' of the proposed site – that is to say the area from where the development is likely to be visible **without** any additional landscaping, mounding or tree planting.



View from the eastern edge of No Man's Heath to the west of the development. The proposed development is visible above the existing hedgerows in winter but will be screened in summer. Planting and mounding will help soften this view but may not entirely screen the units due to the elevated position.



View from Clifton Road opposite Newton Fields, representing the site's western extent. The proposed development is visible above the mounding but will be screened by planting in the long term. Planting and mounding will help soften this view but may not entirely screen the units due to the elevated position.



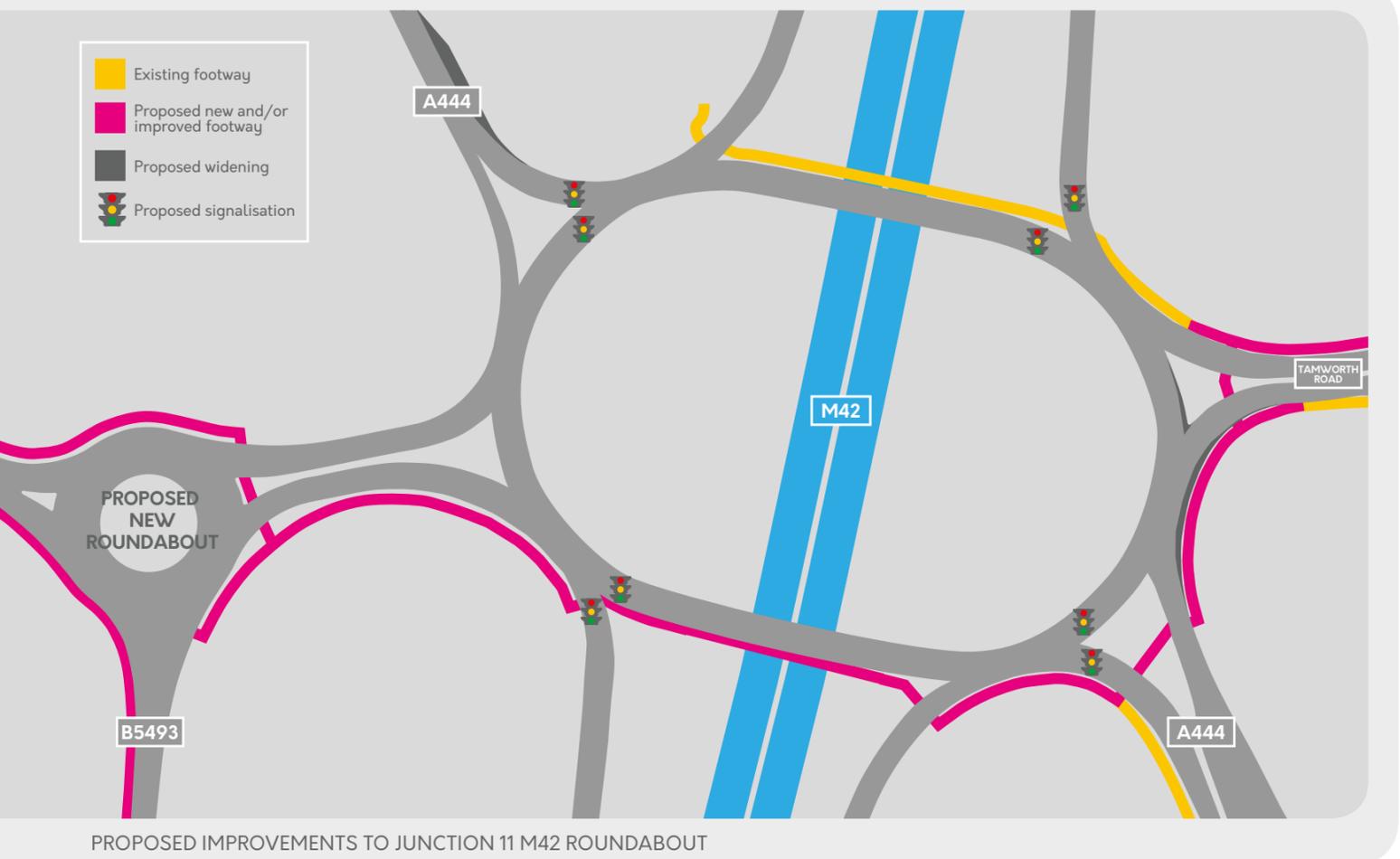
Viewpoint from the northern extent of the visual envelope on the A444. The proposed development is visible above the existing mounding but will be screened by planting in the long term.

CGIs OF THE PROPOSED DEVELOPMENT AT YEAR ONE

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Transportation



Managing access and highways connectivity are vital ingredients for a successful employment park. Our proposals include a programme of road improvements to accommodate an increase in local traffic.

The programme of improvements include the partial signalisation and widening of the carriageway on the Junction 11 roundabout to improve capacity and reduce queuing during peak times.

These proposals have been designed following rigorous assessments and modelling, the principles of which have been agreed with Highways England and Leicestershire County Council.

This work has allowed us to forecast how much traffic the employment park could create, evaluate which roads vehicles may use, and to subsequently plan improvements to the highway network to ensure traffic levels are managed effectively.



Some of the key benefits of our proposed transport strategy include:

- Improvements to journey time reliability
- Enhancements to highway safety through the introduction of signals
- The ability for signals to react to traffic demands to optimise junction performance
- An increase in junction capacity
- Improved pedestrian access via new footpaths

Sustainable transport

We will explore alternative modes of travel to the site other than by car, which could include:

- Providing custom bus services for staff based on their locations
- Potential improvements to local bus services to accommodate the shift pattern of future occupiers
- Making potential improvements to off-site cycleways and footpaths
- New on-site footpaths and cycleways to help people move through the site
- Introducing a robust car sharing scheme, which would provide significant opportunities to reduce single occupancy car use

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Assessing our environmental impact



EXAMPLE HOLOPHANE COLUMN MOUNTED LED LUMINAIRE



EXAMPLE HOLOPHANE BUILDING MOUNTED LED LUMINAIRE

Our proposals have been developed to minimise their effect on the environment.

Lighting

We would use the minimum amount of lighting required to safely and securely operate the proposed development by specifying modern and efficient LED luminaires.

Our approach would target best practice established by the Institution of Lighting Professionals to reduce intrusion, glare and sky glow.

Noise

The development has been designed to minimise noise escaping from the site and acoustic fencing would be provided in strategic locations.

Flooding and sustainable drainage

The majority of the site is located in an area that has been assessed as having a low probability of flooding. All surface water will be managed on site and released into the water course at an agreed rate.

Foul sewerage

The development would have no impact on the River Mease catchment area. All foul water would be transported away by a new water pipeline to Tamworth.

Air quality

Any emissions from the development will remain well below all air quality targets.

Ecology

Extensive surveys of the site have been undertaken to identify species present and the extensive landscaping has been designed to provide new habitats.

Considerate construction

The site would be developed with careful consideration for local people to reduce the impact of noise and dust during the construction phase.



EXAMPLES OF PROPOSED LANDSCAPE TREATMENT



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Proposals in summary

Thank you for taking an interest in our proposals.
We hope you have found this information useful.

Our proposals meet local and national planning policies and guidance for investment, job creation and properly-planned development.

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 others who can help to refine and improve it further.

If you have any comments on our proposals, please complete a feedback form and return it to us.

IF APPROVED, OUR PROPOSALS WOULD BRING:



APPROXIMATELY
3,000
JOBS WHEN FULLY OCCUPIED

AN OPPORTUNITY TO
ATTRACT LEADING
INTERNATIONAL BUSINESSES
INTO NORTH WEST
LEICESTERSHIRE



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



AN ANNUAL CONTRIBUTION
OF **£168.8 MILLION GVA**
TO THE LOCAL ECONOMY

82 ACRES
OF EXTENSIVE LANDSCAPING
WITH WELL-CONSIDERED
PLANTING AND SCREENING



MORE THAN
£7 MILLION PER ANNUM
IN BUSINESS RATES



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About IM Properties



BLYTHE VALLEY PARK

IM Properties is a Midlands-based investor located near Coleshill, Warwickshire, and has a strong track record of developing high-quality employment parks across the region.

OUR TRACK RECORD

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

We have a significant and growing track record of sustainable development along the M42 corridor, with projects exhibiting key aspects of our approach:

- Blythe Valley Park (Junction 4, M42), the creation of a thriving business community set within 122 acres of parkland
- Birch Coppice (Junction 10, M42), the regeneration of a disused colliery (employing 1,500 people) into an award-winning business park, creating 6,500 jobs

COMMUNITY FUNDS

Looking to the future, we will continue to deliver high-quality developments with long-term stewardship while supporting communities in new ways, including the creation of community funds.

These funds, which are unrelated to the planning process, will look to support projects that are local to the locations in which we invest and can demonstrate a wider community benefit.

We would like to hold discussions with parish councils and other community groups to develop this proposition. Please contact us if you wish to participate in this initiative.



HIGH-QUALITY BUILDINGS AT BIRCH COPPICE



VIEWS AT BIRCH COPPICE

For more information, please visit www.improperties.co.uk

