

PEDDIMORE: COMMUNITY NEWSLETTER



SUMMER 2021



START OF CONSTRUCTION AT PEDDIMORE

IM Properties is beginning the construction of Peddimore, a major new high-quality employment park in Minworth which is set to become one of the region's most important employment and economic locations.

We are Birmingham City Council's development partner for the first phase of Peddimore and will be delivering the infrastructure needed for the whole development, as well as bringing forward 37 hectares of the 71-hectare site.

Our appointed contractor, Winvic Construction, is preparing to be on site from 5 July 2021 to start setting up the site offices and compound. The works themselves initially will involve creating the site's infrastructure, including a new roundabout on the A38, spine roads, earthworks, landscaping, footpaths and cycleways.

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 initial programme of activity in this update. 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

Peddimore is set to become home to leading UK and international businesses and an important economic asset for Royal Sutton Coldfield, Birmingham and the West Midlands.

In addition to supporting thousands of jobs, helping local people access new employment opportunities and improve their skills, Peddimore will deliver a long-term social return on investment and create a positive legacy for years to come.

Peddimore will also be a green and sustainable development. We're committed to reducing the site's environmental impact through a comprehensive carbon reduction strategy, which integrates innovative and new technology, the creation of a Green Travel District to promote walking, cycling and other sustainable modes of transport, and commitments to improve biodiversity.

You can register for project updates and find out more on our website: www.impeddimore.co.uk

CONTACT US

If you have any questions about construction-related activity or queries about anything you have seen on site, from 5 July 2021 you can contact the site team directly by emailing peddimore@winvic.co.uk or calling **01604 678960**. Alternatively, for non-construction related enquiries please email us on info@impeddimore.co.uk

MEET OUR CONTRACTOR

We have appointed Winvic Construction Ltd as our main contractor for the first phase of construction work at Peddimore.

Winvic is a privately-owned business recognised as the UK's leading contractor for delivering high quality distribution, industrial and logistics parks. Winvic and IM Properties have worked together successfully for a number of years and share the same commitment to actively engaging with the local community and delivering social value. Winvic's work at Peddimore will be carried out in line with a detailed Construction Environment Management Plan (CEMP) agreed after discussions with Birmingham City 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, working in a respectful way, not only being mindful of its workforce, but also the public and the environment.

For those wishing to find out more, details can be found at: www.ccscheme.org.uk

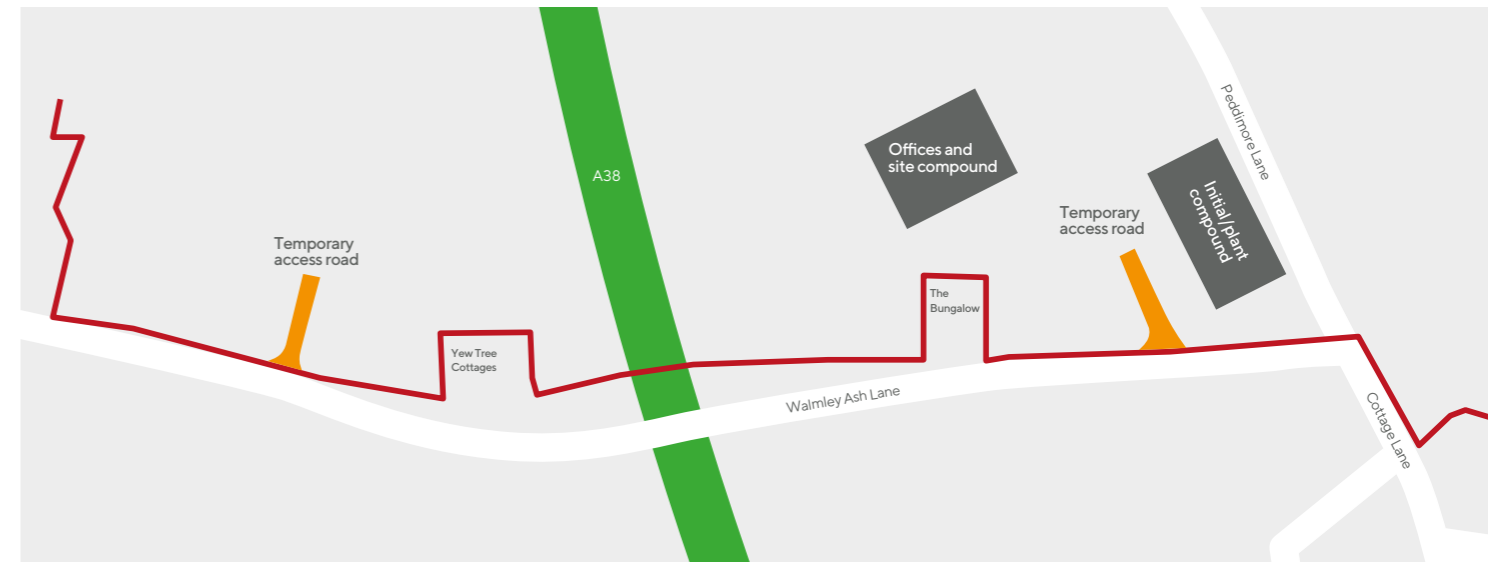
All of Winvic's projects are registered with CCS, with its audited scores regularly exceeding the industry average to place it within the top 10% of companies nationally.

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

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



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Construction site access

Access to the site for construction traffic in this initial phase will be via two separate temporary entrances on Walmley Ash Lane until the new roundabout on the A38 is operational.

The main site complex containing welfare units and offices will be located to the east of the A38.

A satellite construction compound will be created to the west of the A38 alongside space and facilities to support the project's construction skills and training activities.

Construction traffic will not be routed through Minworth estate and deliveries will be timed to avoid peak traffic on local roads.

Over the coming weeks, there will however be an increase in vehicles travelling to and from the site as work begins. We'll be doing everything we can to keep disruption to a minimum and would like to apologise in advance for any inconvenience that does arise from our work.

Occupiers at Peddimore

Our planning application for Peddimore was approved by Birmingham City Council in September 2019. The "hybrid" planning permission we received means we have approval for the full detail of some parts of the development, and approval for the principle of other parts of the development.

The detailed design of each of the new buildings will need to be approved by the council through future "reserved matters" planning applications.

We've submitted a reserved matters planning application for an occupier led employment building at Peddimore, and we are finalising plans for a separate building at the site entrance. We're grateful to everyone that responded to the consultation we ran earlier this year and considered all feedback as we finalised our plans.

Unit A will sit at the gateway into the site from the A38 and be able to accommodate a range of employment uses, including manufacturing and logistics. For Unit B, we are in advanced negotiations with a prospective occupier and working with the occupier to design and deliver a high-quality building that meets its specific requirements. This is a major milestone for Peddimore and a catalyst for unlocking the full potential of the site.

Although it will be a little while before we're in a position to start construction of the buildings, we'll continue to keep the local community updated with our schedule.

FIRST PHASE OF THE PROJECT

Site infrastructure

The first phase of work on site will involve creating the site's infrastructure. This will include building a new roundabout on the A38 that will be the main access to the development, as well as creating internal roads, footpaths and cycleways.

Earthwork excavations will also be taking place over the coming months to prepare 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 in a comprehensive manner as early as possible in the scheme's lifetime.

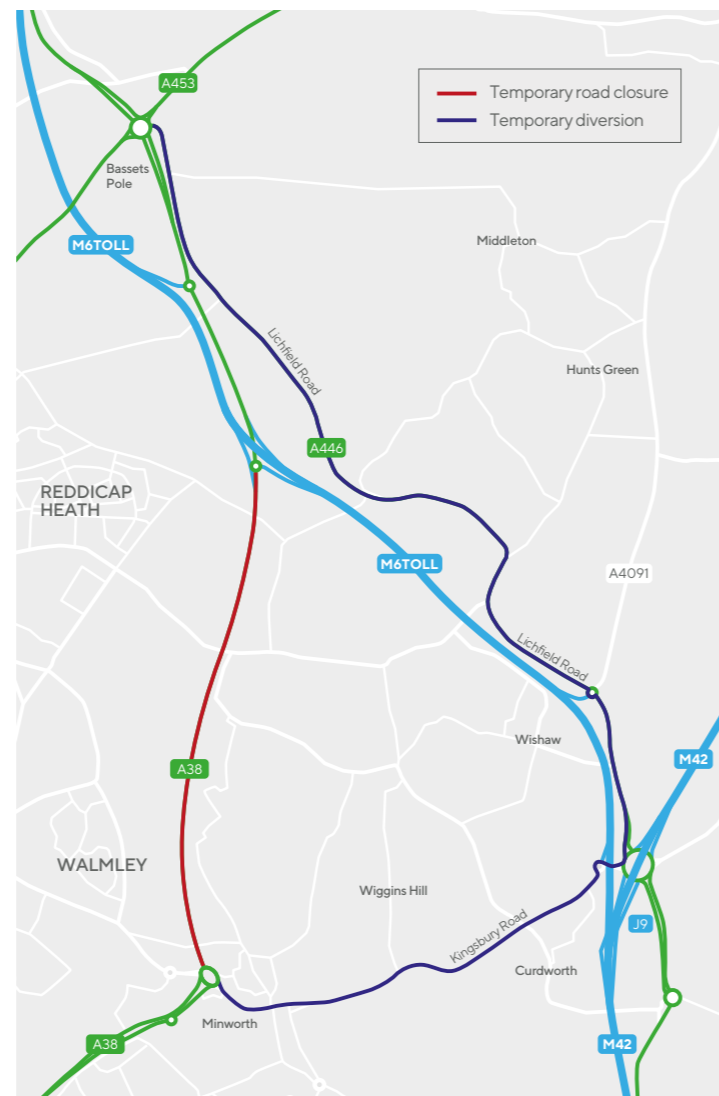
Work on the main part of the site will be carried out from 07:00 to 19:00 Monday to Friday and 08:00 to 13:00 on Saturdays. Some work on the new A38 roundabout may take place outside these times.

Temporary overnight road closure

During the summer, Winvic will begin preparation work for the construction of the new access roundabout on the A38.

This will require the road to be temporarily closed between the Minworth Island and Bassetts Pole roundabout. Traffic management will be placed on the A38 in advance of the works and this may include some overnight closures.

A diversion will be put in place along Kingsbury Road and the A446 Lichfield Road. Diversion routes will be clearly signposted and information about the highways work will be provided on our project website.



360° Take a virtual tour

We have developed an immersive virtual tour of the Peddimore employment park which gives an idea of how the site will look once construction work has been completed.

The tour includes key viewpoints based on the indicative masterplan for the site that you can view 360° and click on hotspots to review specific details about the development. To access the tour, log on to the project website and follow the links on the homepage:

<https://impeddimore.co.uk/360-tour/>

DELIVERING COMMUNITY BENEFITS

As part of our delivery of Peddimore we have made a long-term commitment to deliver a programme of community benefits, which has in part been informed by the Birmingham Skills Investment Plan, Birmingham City Council's skills strategy to 2026.

Although we're only just starting work on site, a great deal has already been achieved and we've made significant progress to put in place the people, partnerships and processes to set up the social value programme for success.

Some of the initiatives we are supporting include the North Birmingham Economic Recovery plan, which is aiming to help local groups and communities disproportionately impacted by the Covid-19 pandemic. This supplements our ongoing engagement with a range of partners to ensure we maximise community and business benefits.

In January 2019 we also launched the Peddimore Community Fund, which was set up to provide financial support for projects that are local to the area and can demonstrate a wider community benefit.

Independently administered by the Heart of England Community Foundation, the £270,000 fund includes £180,000 donated by

IM Properties and £90,000 of match funding from third party organisations. So far we've already awarded 20 grants totalling £41,843 (with £52,444 of match funding generated) and supported an estimated 15,360 local people.

We are currently looking to support projects with grants of up to £2,000 per application. This could include providing grants for anything from sports, community, health and well-being and social welfare projects, to formal training and education programmes and supporting the social and health needs of older people.

Our aim is to prioritise applications from organisations working within Royal Sutton Coldfield, Erdington and Perry Barr. Applications from neighbouring constituencies will also be considered. Details about how to apply are available here: <https://www.heartofenglandcf.co.uk/peddimore-community-fund/>



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ABOUT IM PROPERTIES

As part of IM Group, IM Properties is one of the UK's largest privately owned, multi-disciplined property companies, with 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 6,500 jobs locally. We are also the owner of Fore Business Park and have had a crucial role in transforming the fortunes of Blythe Valley Park, a thriving mixed-use community set within 122 acres of parkland near Junction 4 of the M42. More locally, we developed 'The Hub' in Witton, the home of the new Birmingham Wholesale Markets and also the first Electricity Cost Neutral (ECN) building where we have used smart grid technology.

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 5 July 2021 you can contact the team directly by emailing peddimore@winvic.co.uk or calling **01604 678960**. 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@impeddimore.co.uk

For more information about the project and to register for updates, please visit our website: www.impeddimore.co.uk