



**Thrive**

Junction 9, M42

**Active travel,  
access and  
public rights  
of way  
workshop**

**14 May 2024**



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## Objectives:

- **To present proposals for Thrive**
- **To gain insight and feedback on active travel, access and public rights of way to shape the project**

# IM Properties – an introduction

*“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. 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.”*

Tim Wooldridge, Managing Director

# The opportunity

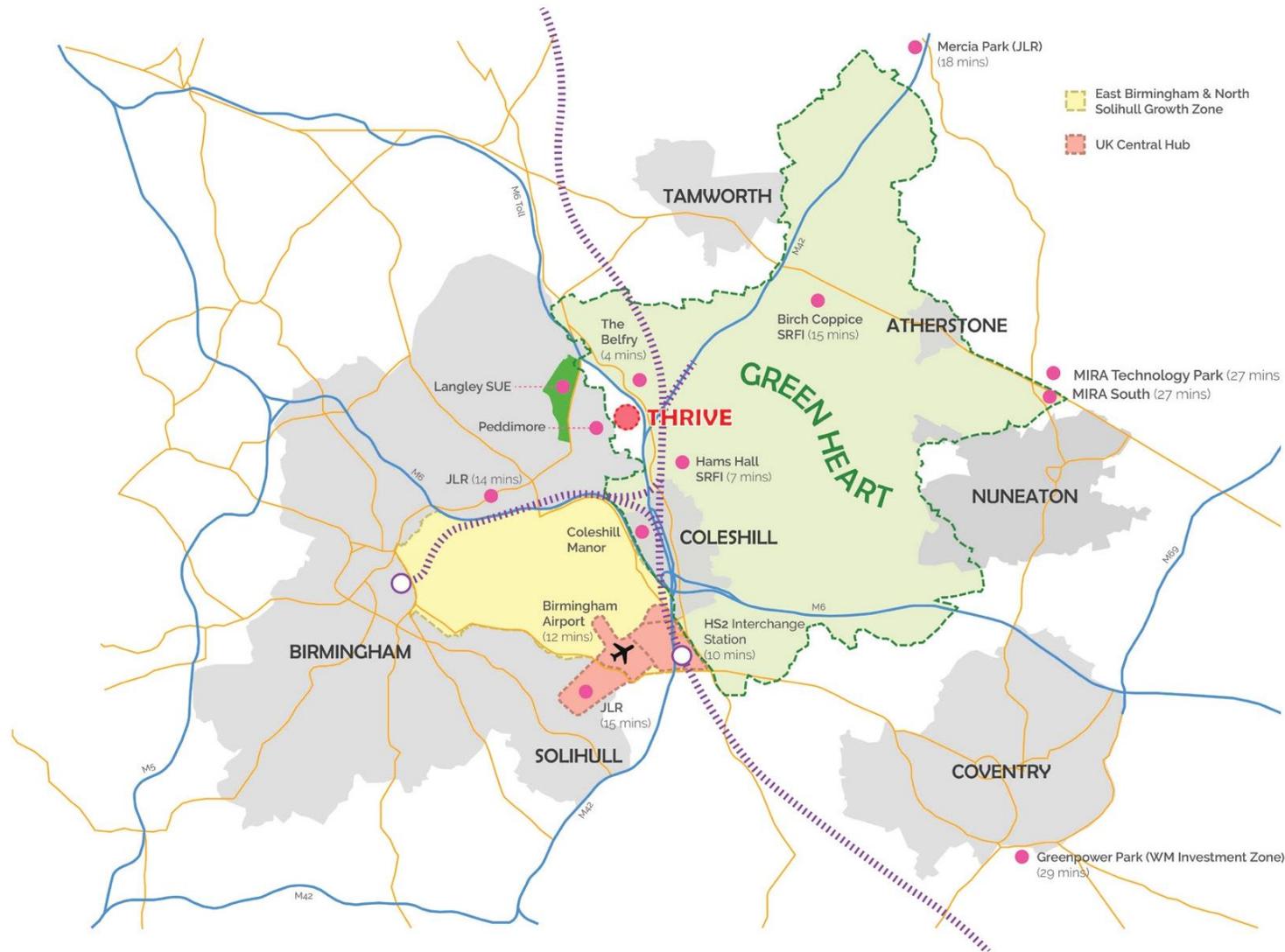
Thrive is an opportunity for North Warwickshire and IM Properties to deliver a strategic and future-facing employment park for emerging economic clusters including advanced manufacturing, R&D and logistics.

Thrive will be the most important development to our business for the next decade. Within one development and through partnership working with public stakeholders it will:

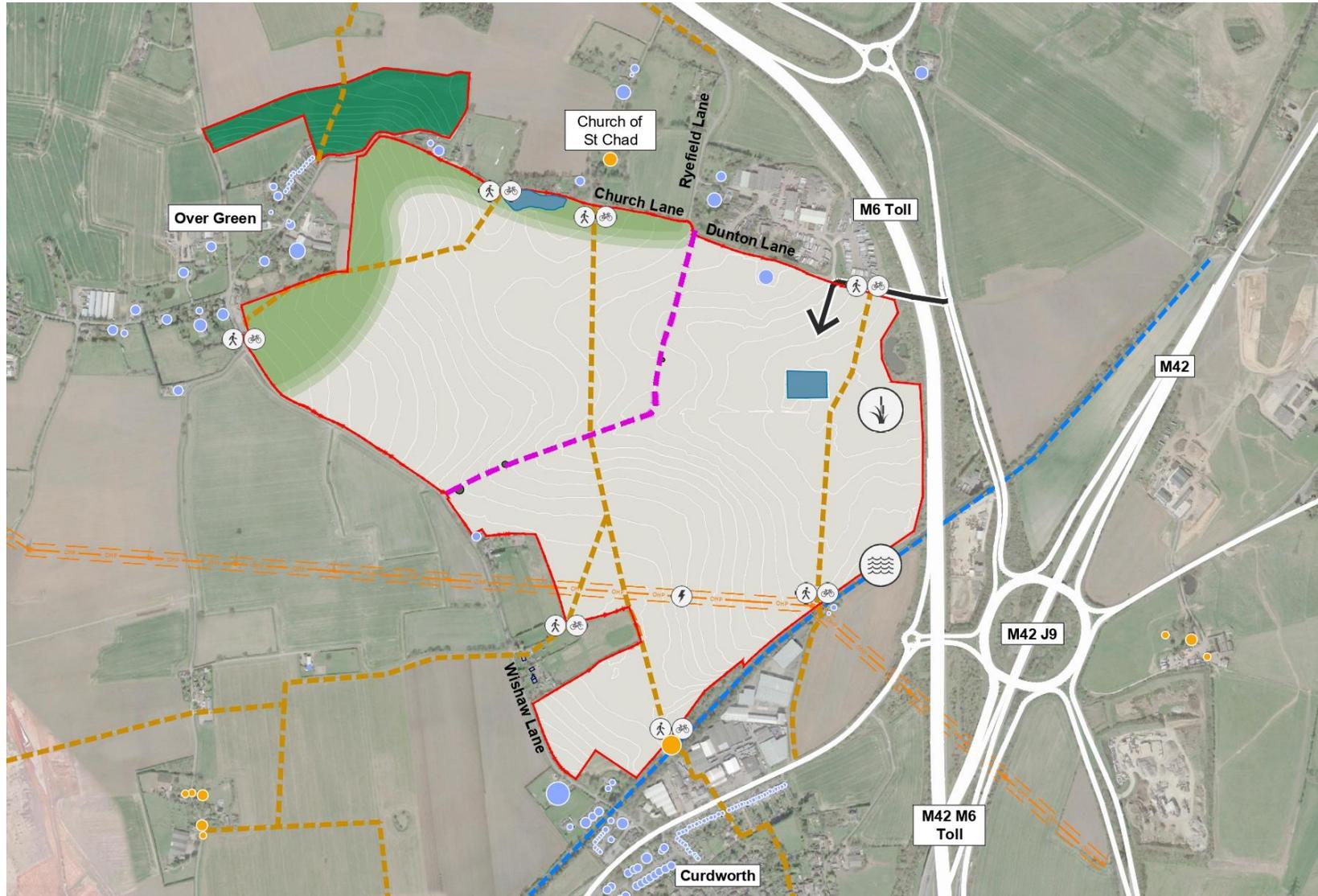
- **Deliver a legacy for North Warwickshire**, ensuring economic diversity and resilience and a breadth of employment opportunities
- **Target and support** companies focused on advanced automotive, aerospace and rail manufacturing, low carbon and digital technologies
- Create a collaborative environment where businesses can **start, grow and thrive**
- Create a place which sets **new standards** across built form, sustainability, natural capital and community benefits



# The site and the regional ecosystem



# Site layout and constraints



**Key**

— Land controlled by IM Properties Development Ltd

**Constraints**

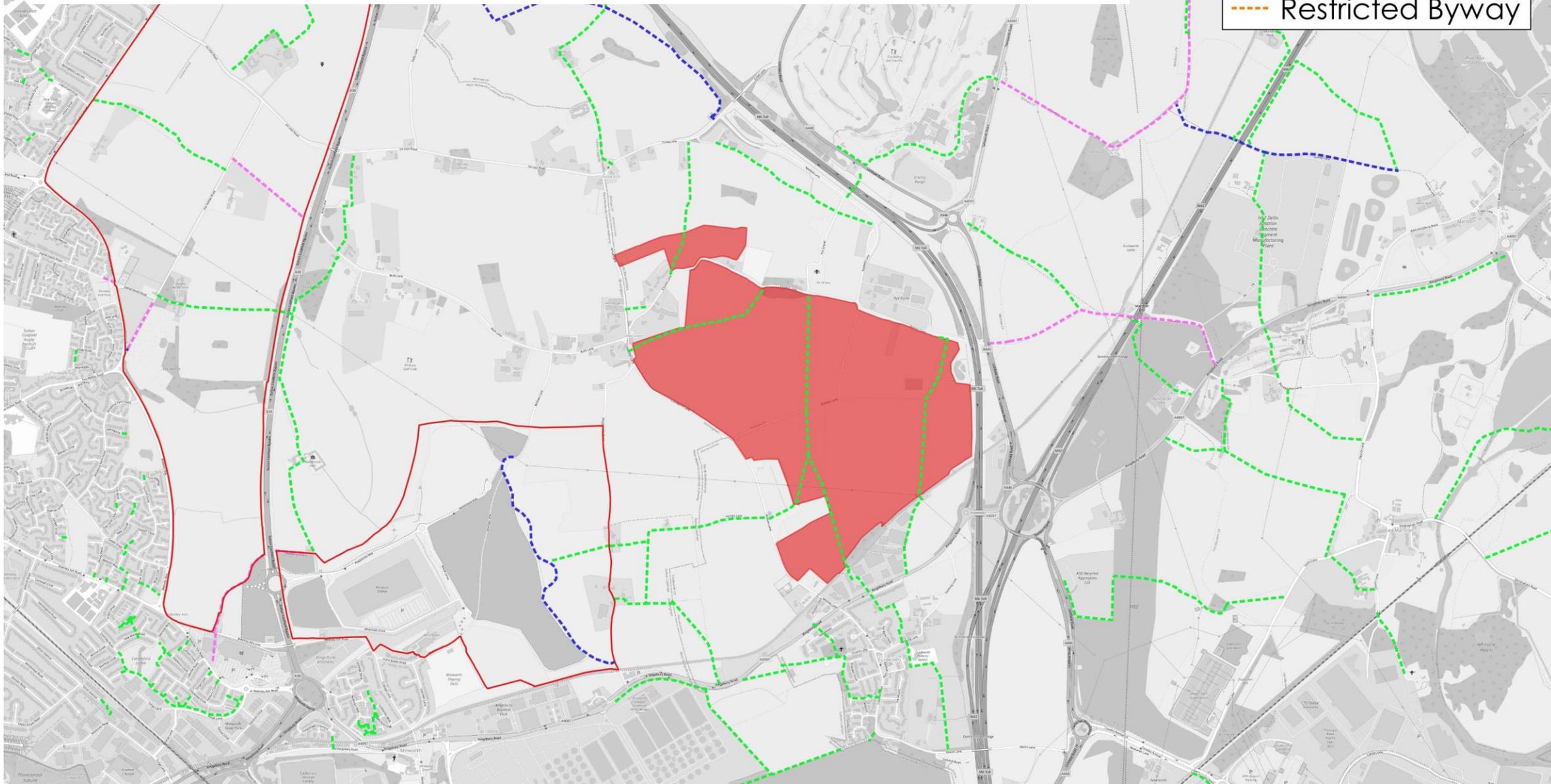
- Listed Buildings
- Residential Buildings
- Water Body
- Topography Levels
- Overhead Lines and Pylons
- Existing Public Right of Way
- Birmingham & Fazeley Canal Towpath
- Blindpit Lane
- Veteran Trees

**Opportunities**

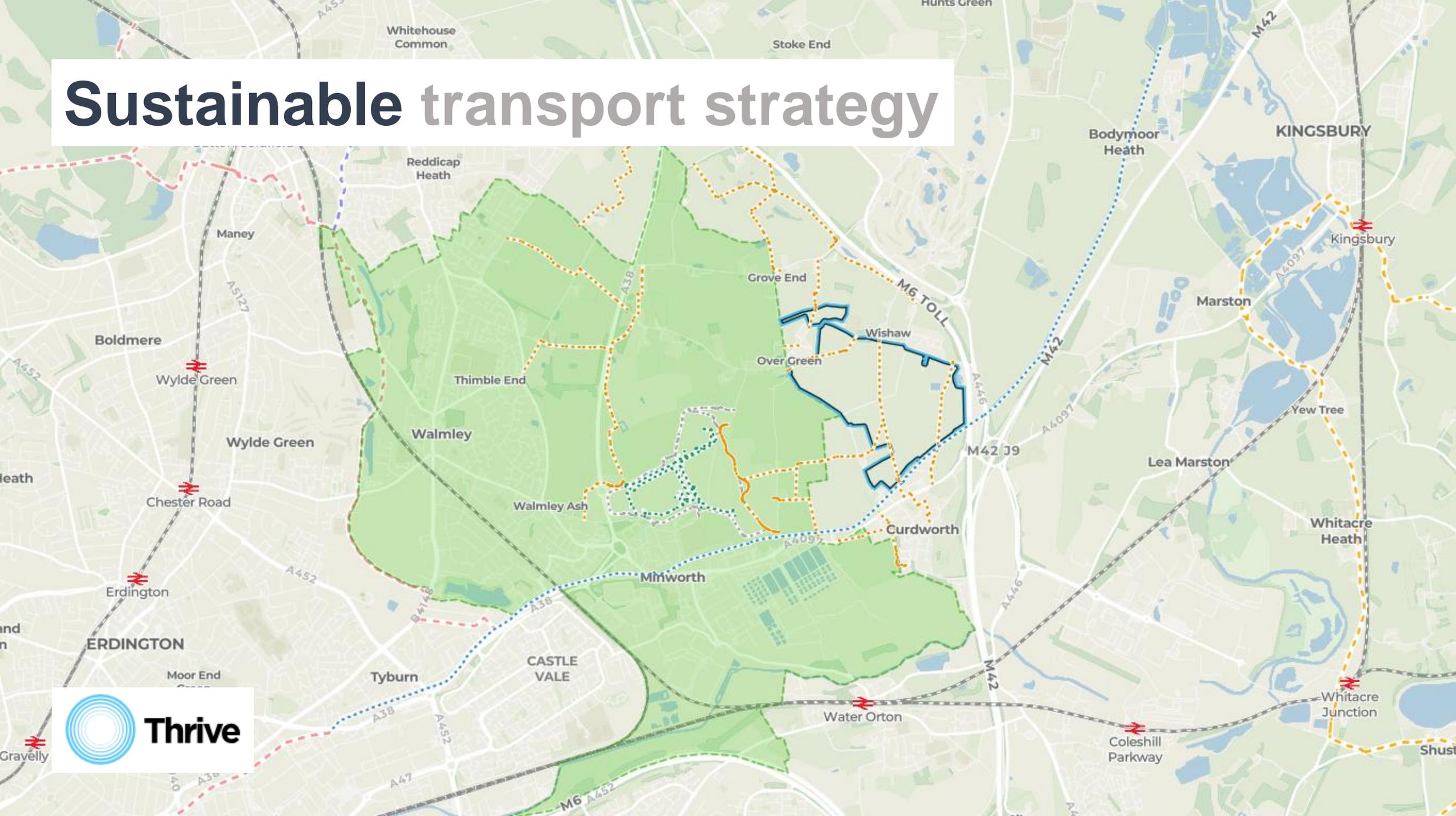
- Primary Site Access
- ⊗ Cycling Connections
- ⊗ Pedestrian Connections
- ⚡ Power Supply
- ⊗ Enhanced canal interaction
- ⊗ Wetland habitat creation (SUDs)
- Green infrastructure enhancement including BNG
- Green buffer to Over Green and Wishaw

# Established public rights of way

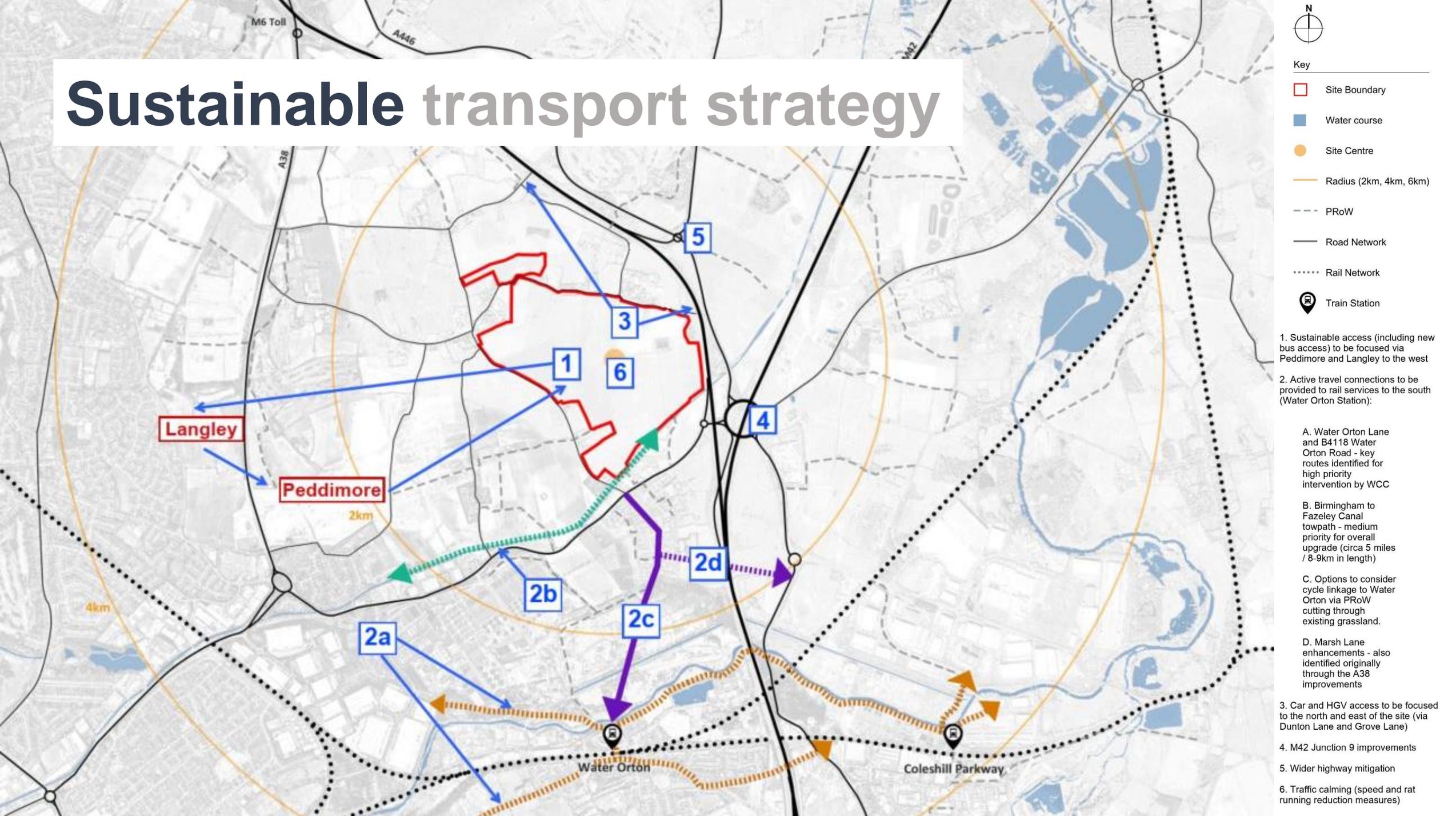
- Footpath
- Bridleway
- Byway
- Restricted Byway



# Sustainable transport strategy



# Sustainable transport strategy



## Key

- Site Boundary
- Water course
- Site Centre
- Radius (2km, 4km, 6km)
- PRoW
- Road Network
- Rail Network
- Train Station

1. Sustainable access (including new bus access) to be focused via Peddimore and Langley to the west

2. Active travel connections to be provided to rail services to the south (Water Orton Station):

A. Water Orton Lane and B4118 Water Orton Road - key routes identified for high priority intervention by WCC

B. Birmingham to Fazeley Canal towpath - medium priority for overall upgrade (circa 5 miles / 8-9km in length)

C. Options to consider cycle linkage to Water Orton via PRoW cutting through existing grassland.

D. Marsh Lane enhancements - also identified originally through the A38 improvements

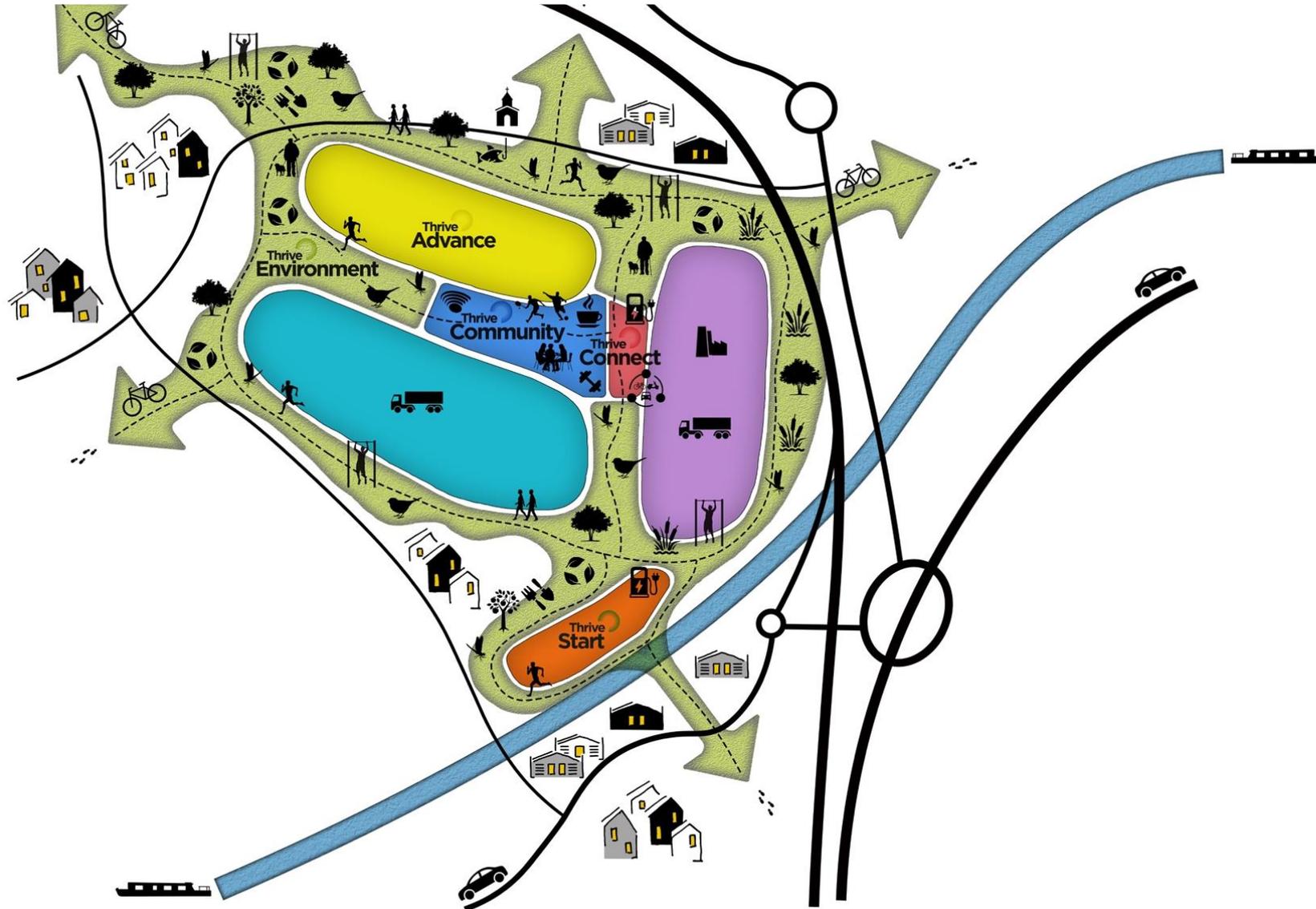
3. Car and HGV access to be focused to the north and east of the site (via Dunton Lane and Grove Lane)

4. M42 Junction 9 improvements

5. Wider highway mitigation

6. Traffic calming (speed and rat running reduction measures)

# Emerging layout concept





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