

# The Proposals for Fore Business Park

## Welcome

IM Properties ('IM') welcome you to this exhibition which presents the exciting new proposals for Fore Business Park.

The proposals include for a number of high quality office buildings including IM's own new headquarters building, as well as an extension to the existing Country Park.

The purpose of this exhibition is to enable us to hear the views of the local community on the proposals and the design of the scheme. The feedback we receive will help to refine the proposals moving forward.

Members of our design and technical team are on hand to discuss the plans with you so please feel free to ask any questions you may have. We have also provided feedback forms and would welcome your comments.



▲ Site location plan

## About IM Properties

IM Properties (part of IM Group) was established in 1987 and is one of the UK's largest privately owned property companies. IM Properties has established a strong reputation for delivering high quality developments, and the proposed development at Fore Business Park continues their commitment to delivering exceptional design quality.

The project team present today includes:

**IM Properties** – The Developer

**Turley** – The Planning Team

**Webb Gray** – The Architect

**PBA** - Highways

**CWA** – Drainage

**FPCR** – Ecology





# The Proposals for Fore Business Park

## The site

The application site is located within the red line boundary shown. It forms an extension to the existing Fore Business Park shown edged in blue on the plan.

The existing business park is set within a Country Park which will be extended as part of the proposed development.



▲ Current site plan

## A Well Located Site

The site is located just off Junction 4 of the M42 which provides excellent links via motorway to all parts of the Country.

Birmingham International Airport, Birmingham International Station and the NEC are located approximately 8km to the north, about 15 minutes' drive along the M42. The airport and railway station provide national and international connectivity, and will be bolstered by the arrival of the HS2 interchange.

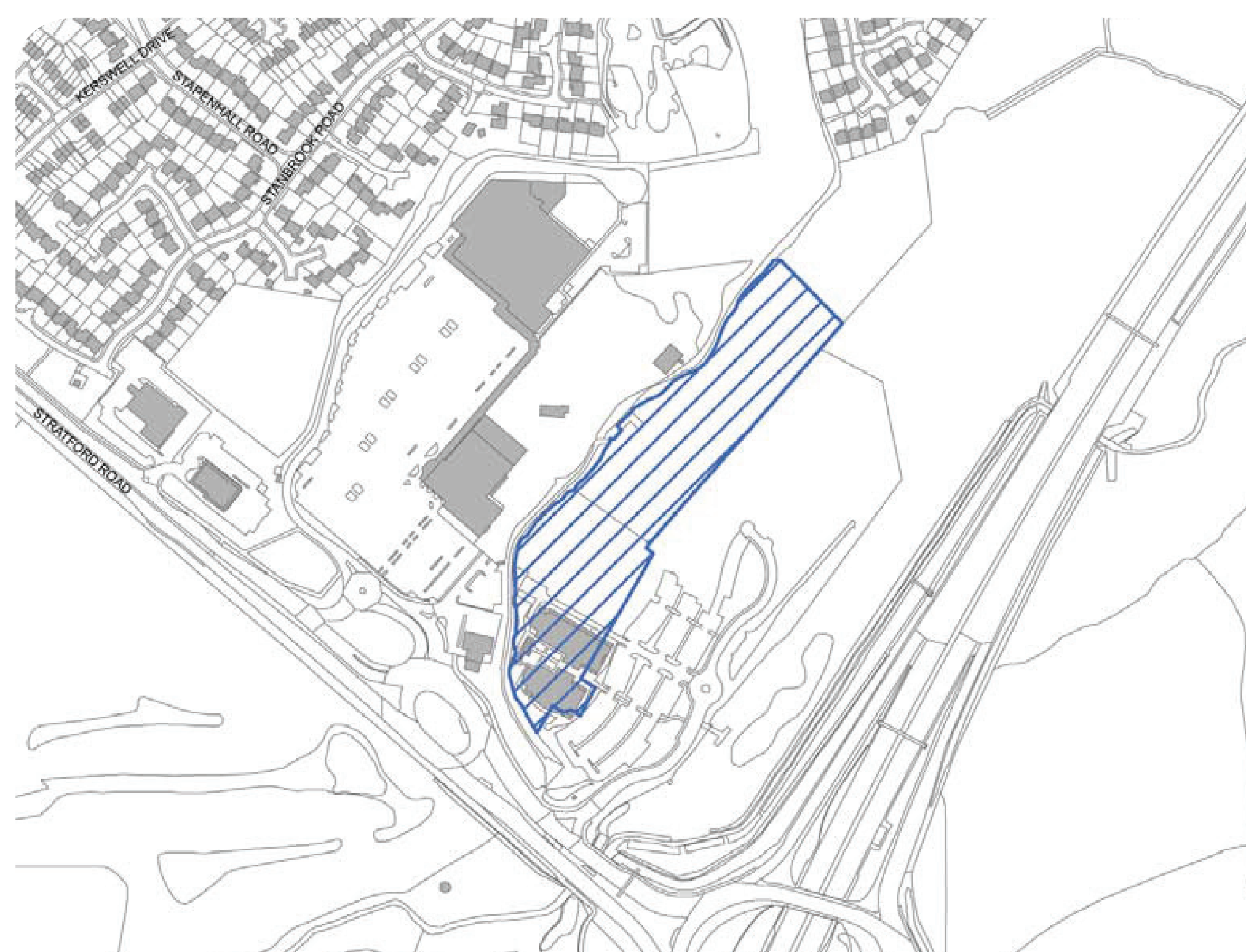
Solihull railway station is located about 3.5m away. The site is served by a bus service shared with Blythe Valley Park providing access to Solihull town centre, Solihull rail station and Birmingham International rail station as well as the X20 that operates along the A34 Stratford Road linking Stratford on Avon and Birmingham City Centre. Public transport services to the site will be further improved (with enhanced bus services secured through the recently approved application on Blythe Valley and expected to commence in 2018), with services operating nearby also calling at Cheswick Green, Knowle and Dorridge at a 15 minute frequency.

For this reason it is an excellent location for viable commercial development.

## Planning Context

Fore Business Park is allocated for employment development in the adopted Solihull Local Plan (2013). This means that the principle of employment related development on the site is acceptable.

IM Properties has engaged in a series of pre-application meetings with Solihull Metropolitan Borough Council in the run up to this consultation event.



▲ Solihull Local Plan Allocation

FORE





# The Proposals for Fore Business Park

## Our proposals



▲ Proposed Site Masterplan

Fore is already a well-established and successful business park, home to a number of commercial occupiers.

IM want to build on this success and deliver an office-led development to meet an identified need for employment in Solihull.

The development will include IM's new office headquarters, which will comprise a building of the highest quality design, to reflect its important location on the A34 gateway to Solihull.

The proposed development also includes improvements to and an extension of the existing Country Park. The Country Park forms part of an important wildlife and landscape corridor and will be enhanced to improve biodiversity on the site.

The existing footpath will also be extended to improve pedestrian connectivity with Monkspath.

A Transport Assessment will be completed to support the planning application to demonstrate the operation of the local highway network, including M42 Junction 4 and the A34 to Monkspath Hall Road.

FORE





# The Proposals for Fore Business Park

## IM Group Headquarters



IM Group is currently located at an existing office in Coleshill, however due to the proposed route of the HS2 railway line they need to relocate to a new building. As the owners of Fore Business Park, IM have chosen Fore as the location of their new office headquarters and are committed to investing a significant amount into the development of the Park.

The proposal is for a landmark building of the highest quality design and materials. The appearance of the proposal has been influenced by contemporary styling, with an emphasis on creating a clean and modern aesthetic that is both long lasting and utilises a neutral colour palette.

A key architectural element is the 'Corten Steel' wrap around enclosing the second floor accommodation. Other parts of the facade incorporate pre cast stone panels and large elements of powder coated aluminium.

The proposed building design will promote reduced carbon emissions by minimising operational energy use through passive design measures.

The building will be supported by a number of ancillary buildings which will support IM's operations. This includes an automotive training and testing facility which will be used to support the 'International Motors' section of the IM Group.

## Christian Vision Headquarters



In addition to IM Group's headquarters, a new office headquarters for the charity Christian Vision will also be developed. The Christian Vision building will sit alongside IM's new headquarters and has been designed in a style which complements the neighbouring buildings.

FORE





# The Proposals for Fore Business Park

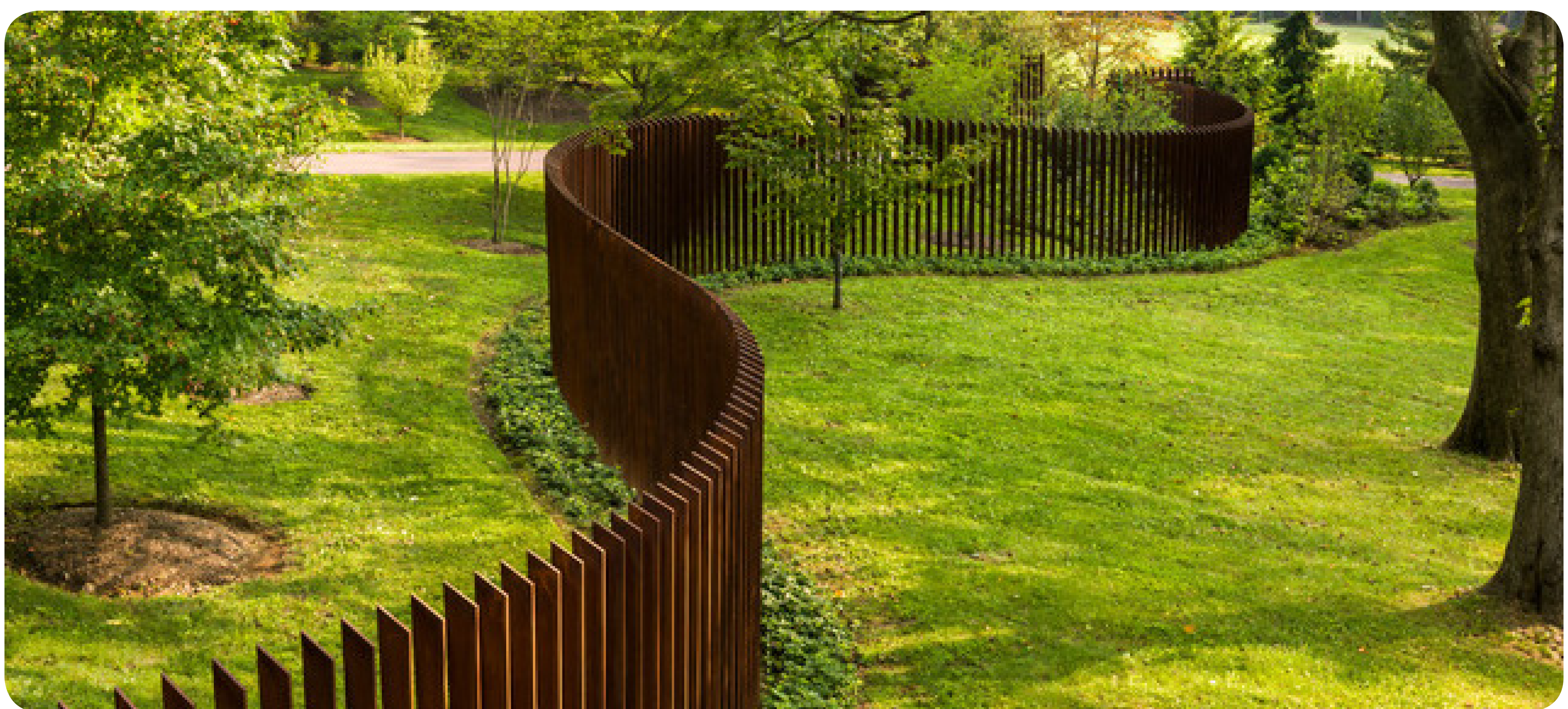
---

## The environment

IM is committed to creating a development which respects and enhances the special environment around it.

The proposals include a substantial extension of and improvements to the existing Country Park. The landscaping proposals include significant habitat creation to support a variety of species and encourage biodiversity.

The extension to the Country Park will complement the wider network of landscaping and biodiversity improvements being made by IM through their development proposals at Blythe Valley Park nearby.



The Country Park will also include an extension to the existing sustainable drainage system (SUDs) and a variety of SUDs features have been incorporated into the design. This includes the creation of swales and ponds, which will also assist in encouraging biodiversity.

IM are committed to sustainable development and will look to incorporate green measures into new buildings where feasible. New buildings will be designed to surpass the current regulations on sustainability and energy usage exploring new technologies such as photovoltaic cells and other renewable energy sources. Buildings will be designed to achieve Energy Performance Ratings of B or above by combining renewable energy measures with construction materials / techniques to enhance the thermal properties of the buildings.

FORE





# The Proposals for Fore Business Park

---

## Feedback

Thank you for taking the time to look at  
our proposals

If you have any questions, please ask a member of our team here today. Your views on the project are important to us and we will consider them as we finalise the proposals for the submission of the planning application. We would therefore be grateful if you could take the time to complete one of the feedback forms and place it in the comments box.

Alternatively you could complete the feedback form at home and send it to:



**Turley, 9 Colmore Row  
Birmingham, B3 2BJ**



**[foreconsultation@turley.co.uk](mailto:foreconsultation@turley.co.uk)**

We would be grateful for all comments by  
**Friday 16 June.**



### Next Steps

Once we have finalised our plans for the site we will submit a planning application to Solihull Metropolitan Borough Council in June 2017.

Once the application has been submitted to the Council, you will have a further opportunity to comment on the proposals.

**Thank you.**

