



WEST
MIDLANDS
INTERCHANGE

M6/JCT.12

Community Liaison Group

17 October 2024

OXFORD
AN OVERS COMPANY

 **LOGISTICS
CAPITAL PARTNERS**

AGENDA



Construction
update



Highways update



Planning update



Social value
and
Community
Fund update



Community
parks and
landscaping
update



ESG and
Sustainability



Communications
and engagement
update



Construction update

Main construction update

CURRENT AND FUTURE WORKS OVER THE COMING PERIOD

50 Series:

- Continuation and completion of Earthworks, plus drainage
- Earthworks retaining walls and screening bunds completion
- Hard landscaping to Calf Heath Community Park
- Hedge Trans locations

40 Series:

- Dewatering of existing surface water
- Plot Earthworks and material stabilization
- Quarry Infill with stabilised material

30 Series:

- Plot Earthworks as far as possible due to 11kv Overheads being in situ

20 Series:

- Installation of Haul routes
- Ducting installation for 11kv over head diversions

10 Series:

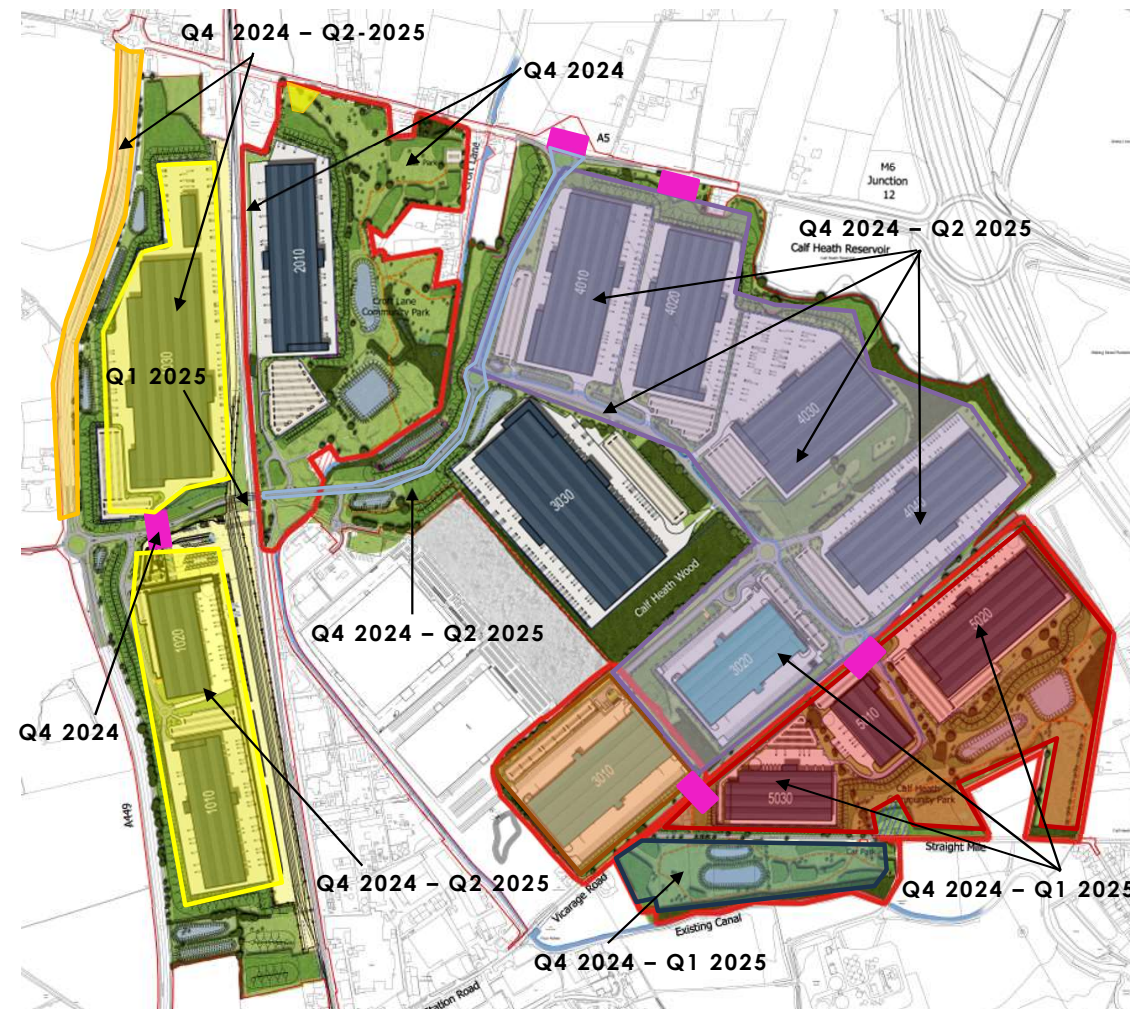
- Earthworks and material haul between 1010/1020 to 1030 across proposed plant crossing

Internal Link and spine road:

- Strip and construct earthworks to Link Road between A5 and Gravelly park roundabout
- Strip and construct earthworks to Spine Road to service development
- Ducting installation for 11kv over head diversions

Highways/Other:

- Drainage installation across Vicarage Road and Straight Mile
- Gravelly Way plant crossing
- A449 Layby works
- Agricultural bridge demolition over West Coast Main Line Christmas 2024
- Strip and construct Link road between A5 and Gravelly Park roundabout





Highways update

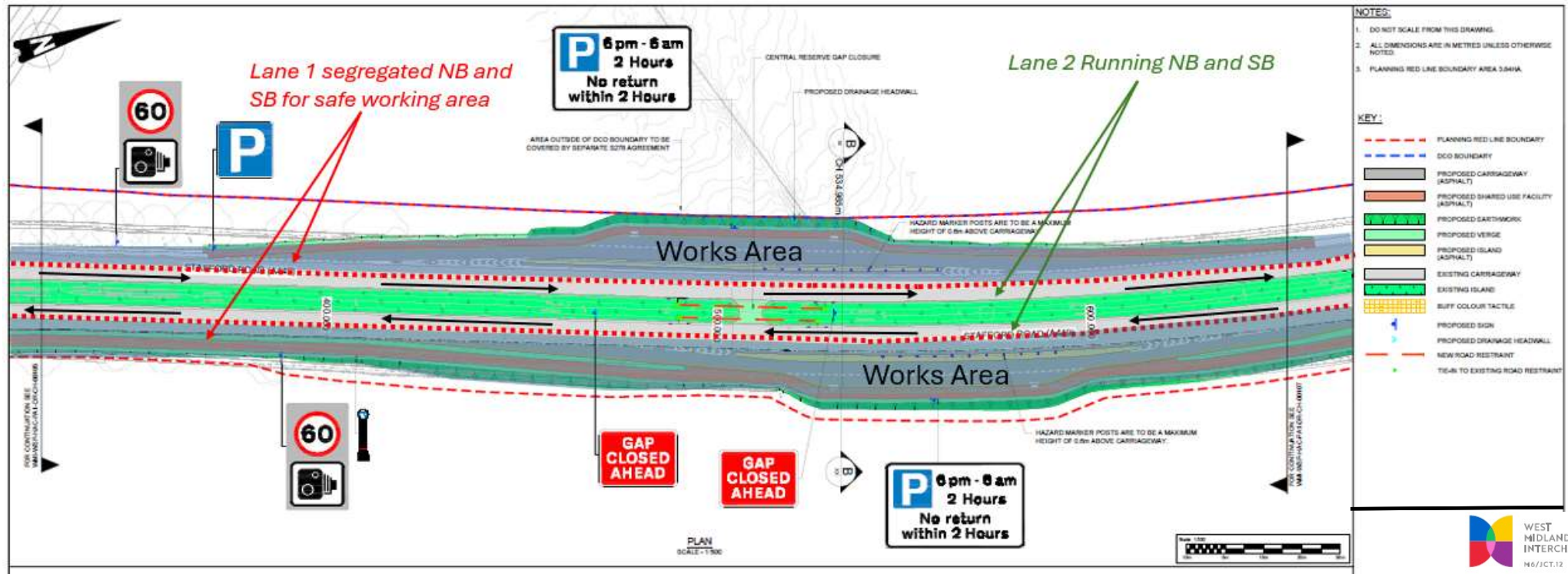
A449 Roadworks update

TRAFFIC MANAGEMENT

- Traffic Management in the form of a Lane one closure will be implemented from Gravelly Way / Crateford Lane Junction to Gailey Roundabout
- Lane 2 will run as normal between these points for public traffic as below
- Q4 2024 Lane closure will be in the form of cones to allow vegetation and site clearance to be carried out. These will be removed over the Christmas period.
- Q1 2025 The lane closure will be reinstated on a more permanent basis utilising Delta Bloc and will be left in situ until works are complete end Q2 2025
- Switch TM to lane 2 to allow access to central reservation – start Q3 - 2025

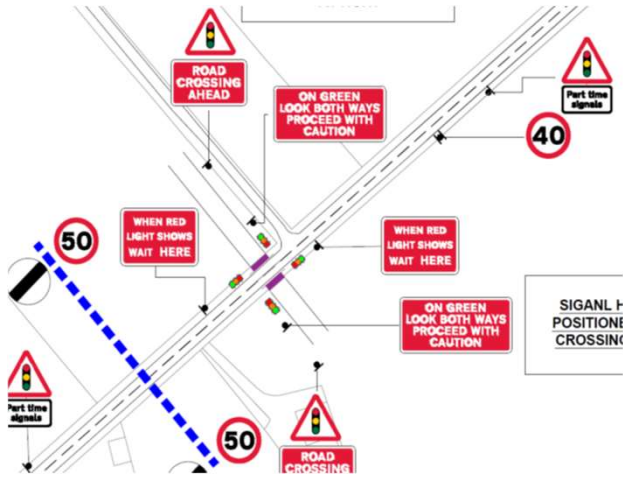
CURRENT WORKS SEQUENCE OVER THE COMING PERIOD

- Install temporary TM - Q4 2024
- Site and vegetation clearance – Q4 2024
- Install permanent TM – Q1 2025
- Excavate and Divert of BT Openreach, Water and 11KV cables – Q1 – Q2 2025
- Excavate and break out verge to accommodate laybys – Q2 2025
- Kerbing, backfill, protections slabs, drainage and signage installation – Q2 2025
- Resurfacing and white lining works to laybys and Tie ins – Q2 2025
- Remove central reservation gaps along A449 – Q3 2025

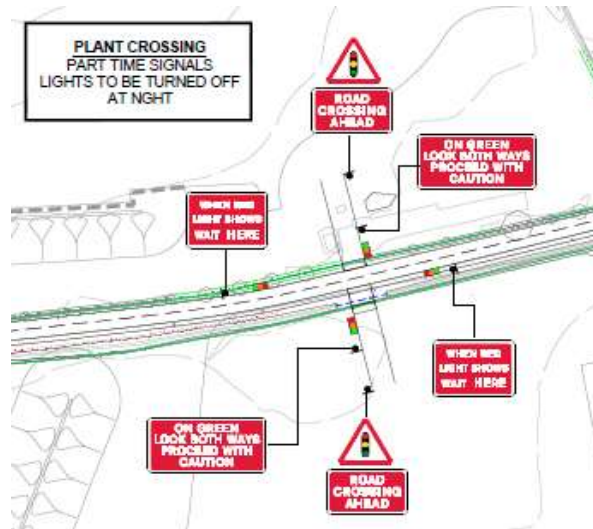
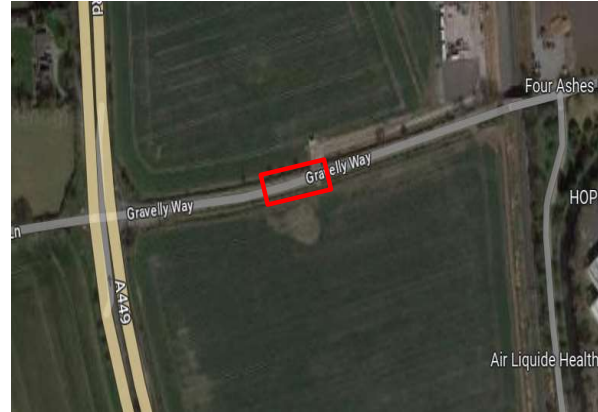


General Traffic Management

Vicarage Road plant crossing



Proposed Gravelly Way plant crossing



Vicarage Road:

- Traffic Management – 2 way traffic signals installed to allow material hauls between 50 series plots and 30 series plots.
- 40mph temporary speed limit in operation on Vicarage Road during its operation
- Part time signals lights to be turned off at night or when plant crossing is not in use
- Signals do carry out a self test function and run through a full sequence sporadically although set to prioritise traffic for members of the public on Vicarage Road
- Currently in use until Q1 2025 when it will be removed although usage has significantly slowed down at present

Proposal for Gravelly Way:

- Traffic Management – 2 way traffic signals installed to allow material hauls between 1020 and 1030 plots.
- Installation Q4 2024 pending planning approval
- Will be utilised until 2026 when it will be removed in line with realignment of Gravelly way
- Part time signals lights to be turned off at night or when plant crossing is not in use



Planning update

Planning Overview

Earthworks

- Phase 2A
- Phase 2B
- Phase 3
- Phase 4
- Link Road (East)
- Spine Road

Rail

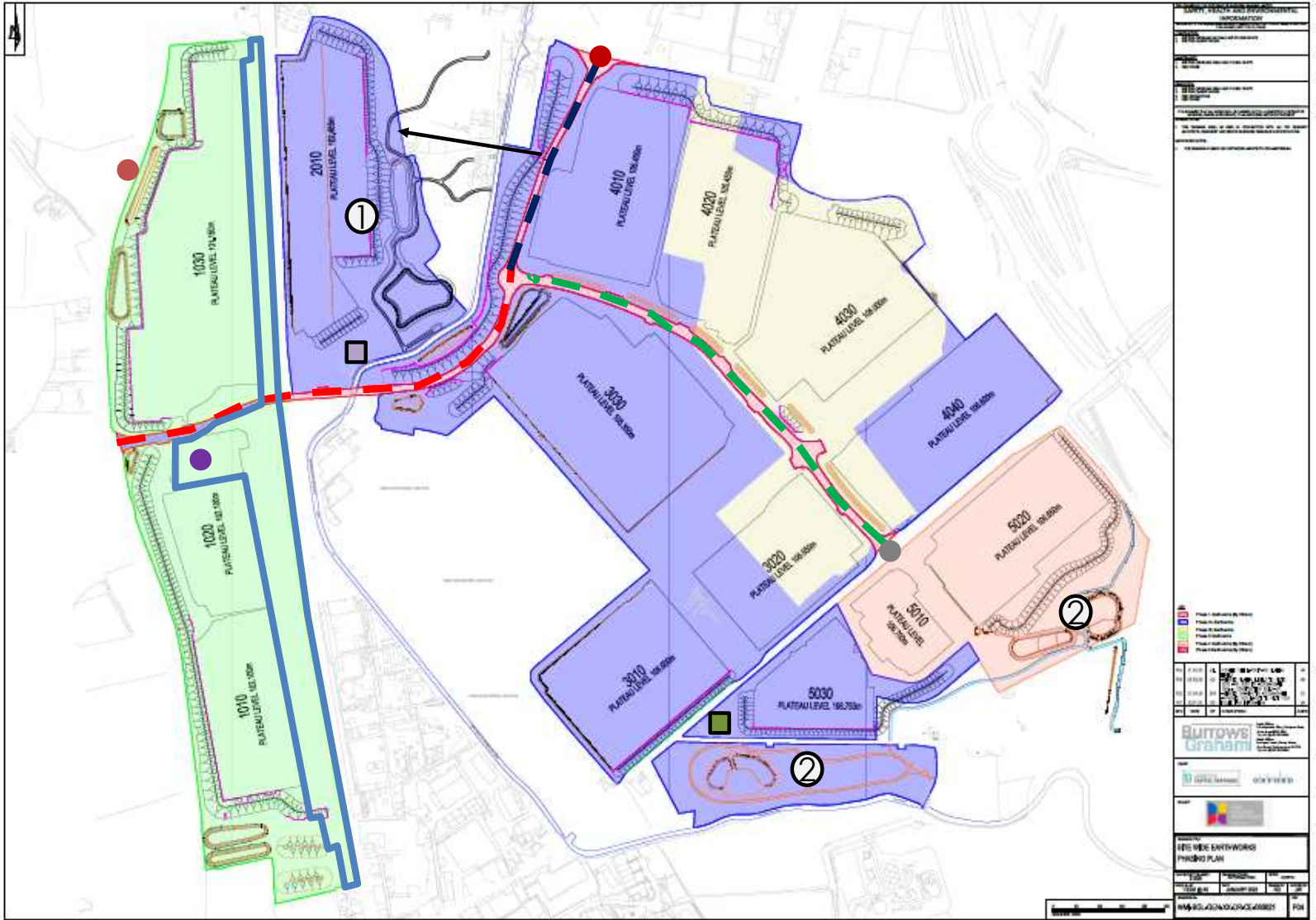
- RFT and Tracks
- Rail Office

Highways

- Link Road (West)
- A449 Laybys
- A5 Roundabout
- Vicarage Road

Other

- Calf Heath CP
- Croft Lane CP
- New Sub-Station
- Estate Office





Social value update

Social Value - Jobs & Employment

DELIVERED up to Q3 2024

- **Apprenticeships** - 162.4 weeks
- **Training opportunities** - 19 weeks
- **Work experience** - 14 weeks
- **Career support sessions** – 8 hours provided
- **Local Employment** - 13.51 FTE (102 employees within 30 miles)
- **Volunteering** – 179 hours of volunteering provided
- **Educational sessions** – 61.5 hours



Variety of activities undertaken including employer talks, insight sessions, careers fairs, book donations, employer networks and hosting t-level placements.



Social Value – Delivered activity

Updates over the last quarter:

1
new
apprentice

1
placement
student

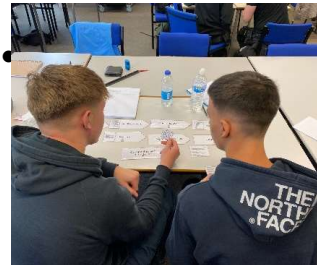
3
curriculum
talks

2
site
visits

- Attended Find It In Stoke and Staffs Big Business Brunch.
- Hosted DWP onsite liaising on recruitment processes and onsite training.
- Roller training - initial H&S tests undertaken, with plant training scheduled later this month.
- Codsall Community High School – Attended their employer network event, supporting with 24/25 academic activities.
- Hosted University of Wolverhampton Civil Engineering curriculum leads onsite liaising on opportunities for this academic year.
- South Staffordshire College – Delivered 3 employer talk sessions – insight into construction and careers.

Social Value - Planned activity

- South Staffordshire college - further employer talks
- Cheslyn Hay – Insight session, awaiting confirmation for December.
- Walsall College – Site visit in October, showcasing the project and a session on Environment and Social Value.
- Cannock Chase High School – careers fair
- Careers Lead Encounter Day – Scheduled for November 13th .
- University of Wolverhampton - Site visits for Civil Engineering students and careers fair, targeting placement students.



Community fund update

Community Fund - [£65k fund](#)

Successful bid applications include:

- **Penkridge Juniors FC** – support for girls football
- **Penkridge Runners** – club development
- **Greensforge Sailing Club** – safety equipment and refurbishment of the facilities
- **Shareshill Parish Council and Hatherton Parish Council** – village boundary white gates
- **Calf Heath Village Hall Trustees** – contribution to toilet refurb and improved green space
- **Lapley, Stretton & Wheaton Aston Parish Council** – community bench
- **Cross Britain Way Walk** – contribution to updating rights of way and reprints
- **Saredon Parish Council** – village gateway signage
- **Penkridge Parish Council** – Gailey War Memorial



Community fund update

4

Penkridge Juniors FC:

Our £65,000 **Community Fund** managed by South Staffordshire Council recently granted £1,000 to **Penkridge Juniors FC**'s girls' team, a local football club dedicated to nurturing the development of young female athletes.

Chair of the club, Norman Mence, commented:

“By investing in our club, WMI is investing in the future of our community. This grant is a huge boost to our girls’ teams. It will help attract new players, improve team morale, and enhance our club’s overall reputation.”

The funding has already played a role in forming our U10 girls’ team and registering them in the league.”

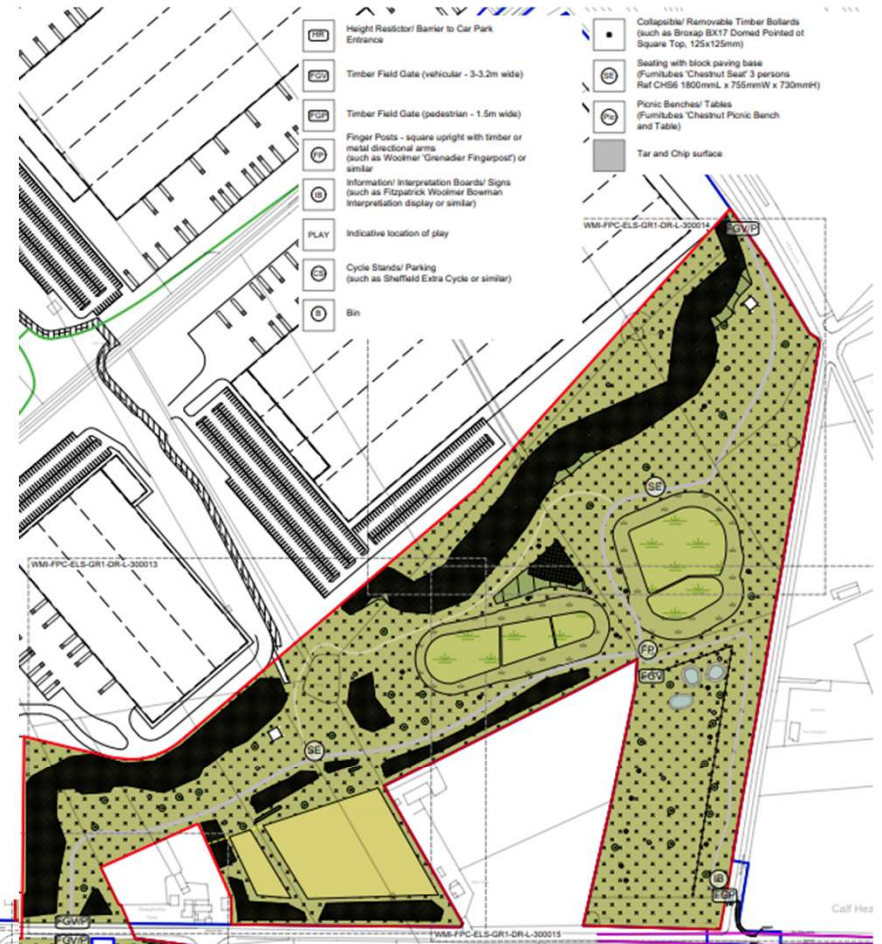
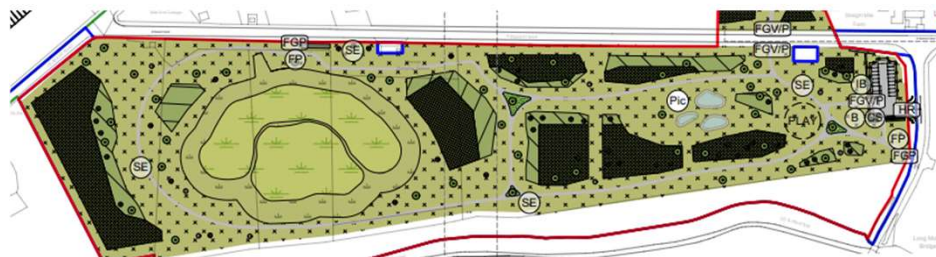
This story was shared on the WMI Facebook page and website.

An architectural rendering of a modern campus. The scene is dominated by two large, multi-story buildings with facades of vertical panels in shades of grey and blue. A wide, paved walkway runs alongside the buildings, leading to a central green space. This green space features a large, shallow water feature with reeds and grasses, and is interspersed with various trees and shrubs. A road with a white truck and a car is visible, along with a dedicated bicycle lane where a person is riding. In the foreground, a few people are walking on a paved path. The sky is bright blue with scattered white clouds, and the sun is visible in the upper right corner, casting a soft glow over the scene.

Community Parks and Landscaping Update

Calf Heath Community Park

- Contains a mix of woodland, grassland and retention of existing vegetation
- Conservation meadows and bird mitigation areas to manage biodiversity and local wildlife
- Facilities include play areas, ponds, picnic areas, a car park, a cycle park, and bins.



Croft Lane Community Park

- The features of Croft Lane Community Park are similar to Calf Heath Community Park
- Unlike Croft Lane, this community park will be wholly self-contained.





ESG and Sustainability



WMI ESG Highlights

Rail

- 705 lower CO2 emissions vs road
- Each freight train removes up to 76 HGVs from roads

Sitewide

- BREEAM infrastructure
- 150 acres of roof space for solar PV and smart grid technology
- Net Zero Carbon in construction
- 440 000 litres of rainwater harvesting

Buildings

- Minimum BREEAM 'Excellent' buildings
- EPC A+ rating
- Net Zero Carbon ready for all units

Environmental

- 109 acres of new public parks
- A 40% increase in hedgerows
- 33% of site dedicated to green infrastructure
- Enrichments including bird and bat boxes, amphibian hibernacula and otter holts.
- Commitments to planting and nurturing Black Poplars, the most endangered native timber tree in Britain

Governance

WMI ESG governance structures and communications approach considers the role of internal and external engagement.

The following groups now established or identified, to ensure ESG is incorporated into development decision making and occupier engagement:

Internal ESG Governance Touchpoints:

- ESG Working Group [Monthly]
- Board Update [Monthly]
- Investor Board Reporting [Quarterly]
- Social Value Task & Finish Groups [Monthly]
- GRESB Reporting [Annually]

Stakeholder Engagement Groups:

- Community Liaison Group [Quarterly]
- Employment Fund Steering Group [Monthly]
- Transport Steering Group [Bi-annually]
- *Identified requirement* - Occupier ESG Group [TBC – Anticipated Quarterly]





Communications and engagement update



Communications & Engagement

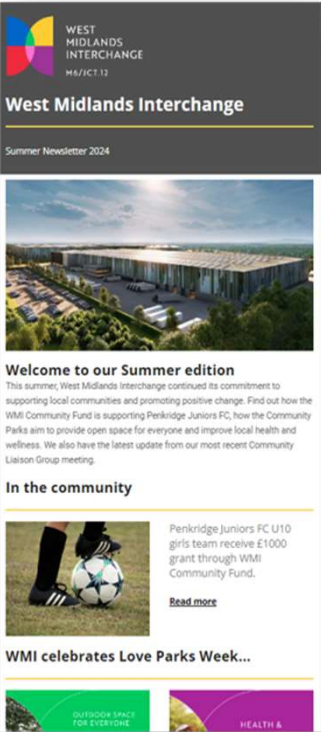


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Email: contactus@communityrelations.co.uk
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Thank you and any questions