



SITE SUPPORTING STATEMENT

LAND NORTH OF ANSTY PARK

January 2024

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01 INTRODUCTION

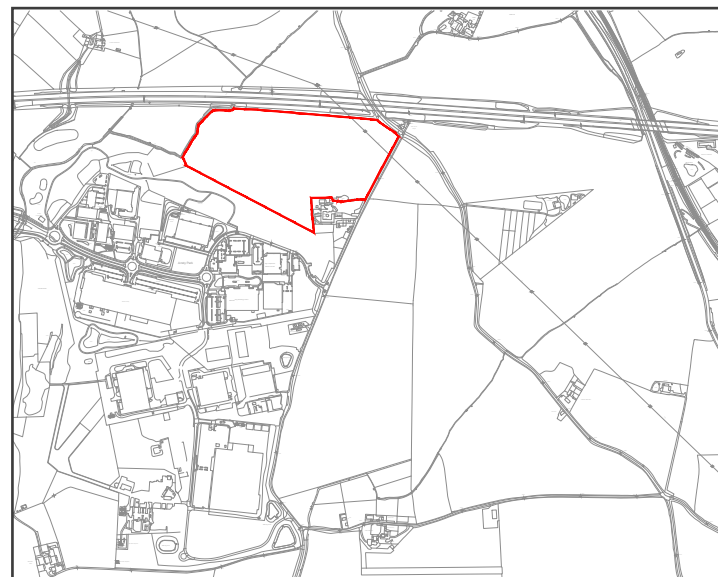
01.1 This document has been prepared on behalf of A.C. Lloyd to support the promotion of land to the north of Ansty Park (from hereon referred to as Ansty North) as a proposed employment allocation in the Rugby Local Plan Review.

01.2 This document provides information on the opportunity for expansion of Ansty Park and demonstrates that the site provides a suitable and sustainable option to accommodate future employment needs.

01.3 The scope of this report is as follows:

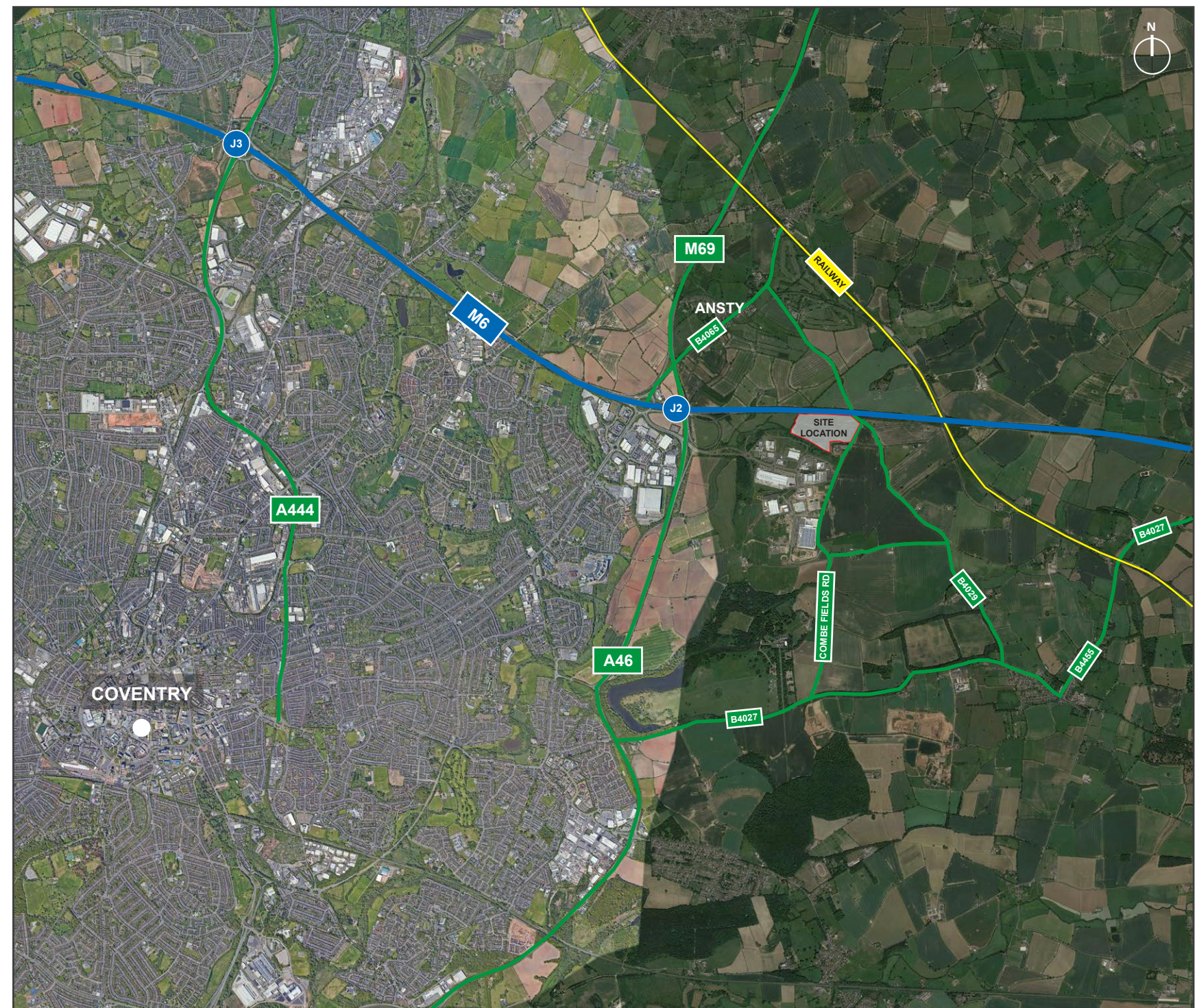
- Background to A.C. Lloyd;
- Description of the site;
- Review of relevant policy context;
- Outline of development opportunity;
- Assessment of site against Green Belt purposes;
- Analysis of site opportunities and constraints and key aspects of mitigation strategy;
- Summary and conclusions.

SITE LOCATION PLAN



Site Boundary

WIDER SITE CONTEXT PLAN



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02 **BACKGROUND TO A.C.LLOYD**

02.1 A.C. Lloyd is a privately owned Warwickshire based property investment and development company. A.C. Lloyd has a 75-year track record of development both in the commercial and residential sectors.

02.2 In relation to commercial property, A.C. Lloyd’s track record includes:

- Tachbrook Park, Warwick - developed over the last 20 years, Tachbrook Park comprises a 50 hectares premier business park close to the town centres of Warwick and Leamington Spa. Current and recent developments within Tachbrook Park include:
 - o Delivery of £16m European HQ offices totalling 5,575 sq.m. for Tata Technologies Europe Ltd;
 - o 1,600 sq.m. turn-key manufacturing facility for Leeson Polyurethanes;
 - o A new £2.3m engineering teaching facility for Warwickshire College totalling 1,800 sq.m. The project was supported by LEP funding;
 - o 1,300 sq.m. state of the art depot facility for Stagecoach;
 - o 1,600 sq.m. builders merchant facility for MKM;
 - o 8,000 sq.m of various medium and small sized industrial and incubator units for various local businesses.
- Banbury Point, Banbury – Delivery of a new 8,000 sq.m. HQ complex for Kärcher UK on a gateway site at Junction 11 of the M40. The facility includes head offices, storage and distribution, a training academy and a Kärcher sales and advice centre.
- Kites Park, Princes Risborough – Construction of 8,500 sq.m. business park.
- Teal Park, Nottingham – Construction of 25,000 sq.m. mixed use business park comprising a range of units of varying sizes.

02.3 A.C. Lloyd has an excellent understanding and appreciation of the regional and local commercial market, and has established strong relationships with many local and regional businesses. As A.C. Lloyd often retains the developments it delivers, the business has a keen focus on delivering high quality buildings and developments that meet market needs, deliver valuable economic, social and environmental benefits to occupiers and the wider community alike, and that stand the test of time.

TACHBROOK PARK, WARWICK



03 SITE AND LOCATIONAL CONTEXT

03.1 Ansty North is being promoted as a unique opportunity to extend this highly successful business location and further grow Ansty Park as a regional employment hub.

THE SITE

03.2 The site extends to approximately 21 hectares and is located to the east of Coventry off the A46 and Junction 2 of the M6 where it connects with the M69.

03.3 It is bounded by the M6 to the north, the B4029 to the north-east, Combe Fields Road to the east, a Premier Inn and Brewers Fayre and a residential dwelling (Sparrow Hall Barn) to the south-east, Ansty Park to the south and open farmland to the west. Withy Brook, which is classified as a Main River, forms part of the site's western site boundary.

03.4 The site is relatively level and currently comprises Grade 3 agricultural land. It consists of one arable field with hedges and trees along its field boundaries. A single mature oak tree is located within the site near the northern boundary to the north-western corner of the site.

03.5 Access is currently gained via a field gate off Combe Fields Road.

03.6 A line of overhead transmission lines crosses the site diagonally, and an associated pylon is located to the north-eastern corner of the site.

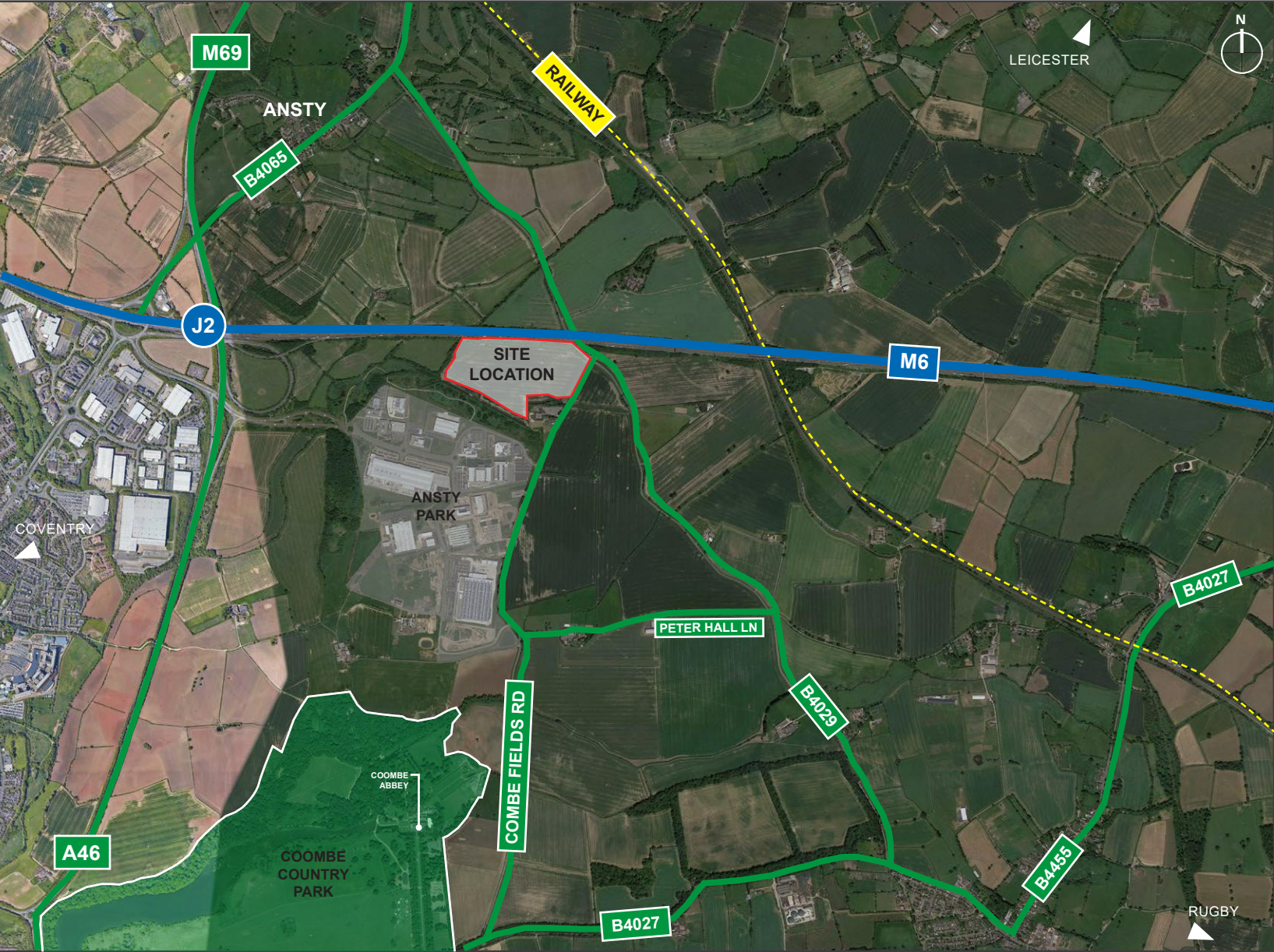
SURROUNDING AREA

03.7 The area surrounding the site is dominated by Ansty Park, a highly successful business park owned by Homes England. Its importance to R&D and advanced manufacturing in the region is widely recognised.

03.8 Ansty Park provides circa 1.5 million sq.ft. of floorspace for offices, R&D and advanced manufacturing businesses and is set in 100 acres of landscaped parkland. Existing occupiers at Ansty Park include MTC, HTRC, Sainsbury's, FANUC, AVL and the London Taxi Company. Occupiers in this sector benefit from the clustering effects of being in one location and require room for growth. Ansty Park is, however, fully committed now.

03.9 Ansty Park benefits from a dedicated dual carriageway connecting it to Junction 2 of the M6 and the M69 and A46.

CONNECTIVITY PLAN



03.10 Immediately adjoining Ansty Park to the south is the Rolls Royce aerospace plant and Meggitt's aerospace manufacturing facility, which opened in 2022. These facilities further enhance this location as a centre for advanced manufacturing and add to the clustering effect in this location.

03.11 Prospero Ansty Park is also now taking shape and involves the redevelopment of surplus land at the Rolls Royce site for a mix of employment uses with a focus on manufacturing and logistics. A number of buildings have recently been

completed and a further 4 industrial/logistics buildings are currently under construction, providing further evidence of the attractiveness of this location for investment. Once completed, there will only be one opportunity remaining for a design & build facility at Prospero Park Ansty.

03 SITE AND LOCATIONAL CONTEXT

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1 View towards Combe Fields Rd from the north side of the site



2 View towards Ansty North from Combe Fields Rd



3 View from M6 towards Ansty North



4 View from M6 towards Ansty North



5 View towards Premier Inn Coventry East (Ansty)



6 View from Ansty Park towards Ansty North



Ansty Park | Fanuc UK Ltd



Ansty Park | Meggit



Ansty Park | Lloyds Bank Advanced Manufacturing Training Centre

04
POLICY CONTEXT

04.1 Ansty Park is one of the key employment locations within Rugby Borough serving a regional economic role and as such forms an important element of the economic vision and strategy for the Borough and the wider region. The potential for development at Ansty North should be viewed in this context with policy support provided by both national and local policy and the economic evidence base.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

04.2 The NPPF outlines the Government’s commitment to ensuring that the planning system does everything it can to help create the conditions in which businesses can invest, expand and adapt. It is clear that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

04.3 The NPPF requires planning policies and decisions to recognise and address the specific locational requirements of different sectors, and this specifically includes making provision for clusters or networks of knowledge and data-driven, creative or high technology industries; and for storage and distribution operations at a variety of scales and in suitably accessible locations.

04.4 The site is located in the Green Belt and Section 13 of the NPPF is therefore relevant. The NPPF advises that green belt boundaries should only be altered where exceptional circumstances exist and are evidenced through the preparation, or updating of, Development Plans. In reviewing the Green Belt regard should be had to boundaries so they can endure beyond the plan period and defined clearly using physical features that are readily recognisable and likely to be permanent.

LOCAL POLICY

04.5 The importance of Ansty Park to the local economy is clearly recognised with the area to the immediate south of Ansty North, comprising Ansty Park and Prospero Park Ansty, designated as an employment site within the Green Belt under ‘Policy ED1: Protection of Rugby’s Employment Land’ of the Rugby Local Plan (June 2019).

04.6 The continued growth and expansion of Ansty Park is also supported by neighbouring local authorities with the Coventry Local Plan (December 2017) specifically listing it at ‘Policy DS2: The Duty to Cooperate’ as one of the employment sites the Council will support by working proactively with its partners to enable the delivery of new development at this site.

EVIDENCE BASE

04.8 The need for strategic employment sites and the absence of a sufficient pipeline of such has been the continuous theme and message arising from numerous regional studies undertaken into strategic employment land over the last 10 years. The most comprehensive and widely acknowledged report was the West Midlands Strategic Employment Sites Study Part 1 (WMSESS) (PBA/JLL, 2015). The study showed that supply was becoming severely short in the areas of highest demand (like Coventry and Rugby) and is constrained, primarily by the Green Belt. It considered that if such supply constraints were relieved in these high demand areas it would add to economic growth and employment both by attracting inward investment, but also from encouraging indigenous firms in the region to grow, expand and diversify, and support the suppliers that serve them. Part 2 of this Study has been long awaited and is finally expected to be published in 2024.

04.9 In November 2022, Icení produced the Coventry and Warwickshire Housing & Economic Development Needs Assessment (HEDNA) on behalf of all Warwickshire planning authorities and Coventry. It identified that for all authorities, there is an employment land need of 1,211ha to 2041 or 1,686ha to 2050 (B2, B8 and E(g)iii). The identified demand for Rugby Borough to 2041 is for 5.2ha of offices, 151ha of industrial land and a proportion of the 551ha for strategic B8 identified for the whole of the study area. With regard to supply, the study shows that available space for industrial and logistics remains low and although new supply is coming forward, supply will need to be replenished over time if economic growth is not to be constrained.

POLICY CONTEXT CONCLUSION

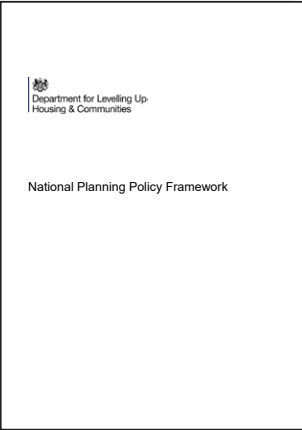
04.10 It is clear from the above that there is a requirement for Rugby to identify significant levels of additional employment land as part of the Local Plan Review. This has been fully

acknowledged by the Council in its decision to commence the local plan review wherein the following statement was made to Cabinet by the Chief Officer for Growth and Investment:

“The HEDNA indicates that up to 2041 approximately 156 of hectares of land will be required as a minimum for B1 and B2 uses. The final figure for B8 is not yet determined as the figure (...) will need to be divided up between Warwickshire Authorities and Coventry City Council. The HEDNA is clearly indicating a higher level of need when compared to the adopted plan. This higher demand is driven by Rugby’s location in relation to the strategic road network, and increased demand for home deliveries for internet shopping and post-Brexit industrial re-organisation. (...) The revised need (...) results in more sites needing to be allocated to meet this need.”

(Cabinet Report on Local Plan Review, 5 December 2022)

National Planning Policy Framework



Rugby Borough Council Local Plan



05
SITE CONSTRAINTS AND OPPORTUNITIES

05.1
As with any development site there are a range of environmental and technical considerations that need to be taken into account as part of any development allocation. Key know constraints are highlighted on the Site Constraints Plan.

05.2
Further assessment work will be undertaken to add to our understanding of the site’s constraints and opportunities.

KEY

- Site Boundary
- Overhead Cables
- Noise Sensitive Boundary
- Motorway
- High Voltage
- Existing Vegetation
- + x m Spot Height
- HCA Land
- Low Risk Surface Water Flooding
- Medium Risk Surface Water Flooding
- High Risk Surface Water Flooding
- Flood Zone 3

SITE CONSTRAINTS PLAN



06
DEVELOPMENT OPPORTUNITY

06.1 Given the clear need for additional employment land it is considered land at Ansty North should be brought forward to build upon the huge success of the existing Ansty Park, Rolls Royce and Prospero Park Ansty developments.

06.2 Based on an initial review of the technical and environmental constraints and opportunities a development concept has been prepared. The key elements of the proposal can be summarised as follows:

- Potential for up to 75,000 sq.m. (815,000 sq.ft.) of employment floorspace providing room for further expansion of Ansty Park and further strengthening this location as a hub for technology and innovation;
- Provision of a range of building plots to accommodate market demand from R&D, advanced manufacturing and technology companies, attracting new businesses to the area and supporting existing ones;
- Low-density, high-quality buildings set within a managed high-quality landscape environment in keeping with the existing Ansty Park;
- Provision of significant landscape buffers and new green and blue infrastructure linking into, and strengthening, the existing network including the corridor along Withy Brook and improving local biodiversity;
- Principal access provided through Ansty Park off Central Boulevard making use of the existing road infrastructure;
- Deliver a highly sustainable development that encourages sustainable travel; and
- Sustainable building design that maximises energy efficiency.

06.3 This development has the potential to support around 1,250 jobs and make a significant contribution to both the local economy and to that of the wider region.

CONCEPT PLAN



Ownership Boundary 52.69 acres 21.32 ha

07 MITIGATION AND DELIVERABILITY

07.1 The initial development concept has been informed by a number of environmental and technical considerations as outlined in this section. Further assessment work will be undertaken to add to our understanding of the site's opportunities and constraints.

07.2 The key issues for this development will be:

- Traffic and Transportation;
- Landscape and Visual Impacts;
- Ecology;
- Archaeology and Cultural Heritage;
- Flood Risk and Drainage; and
- Other technical considerations.

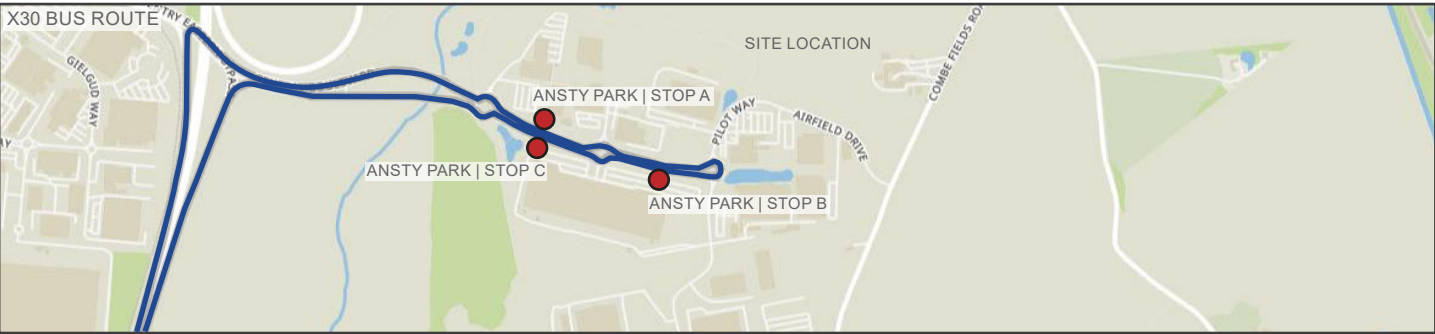
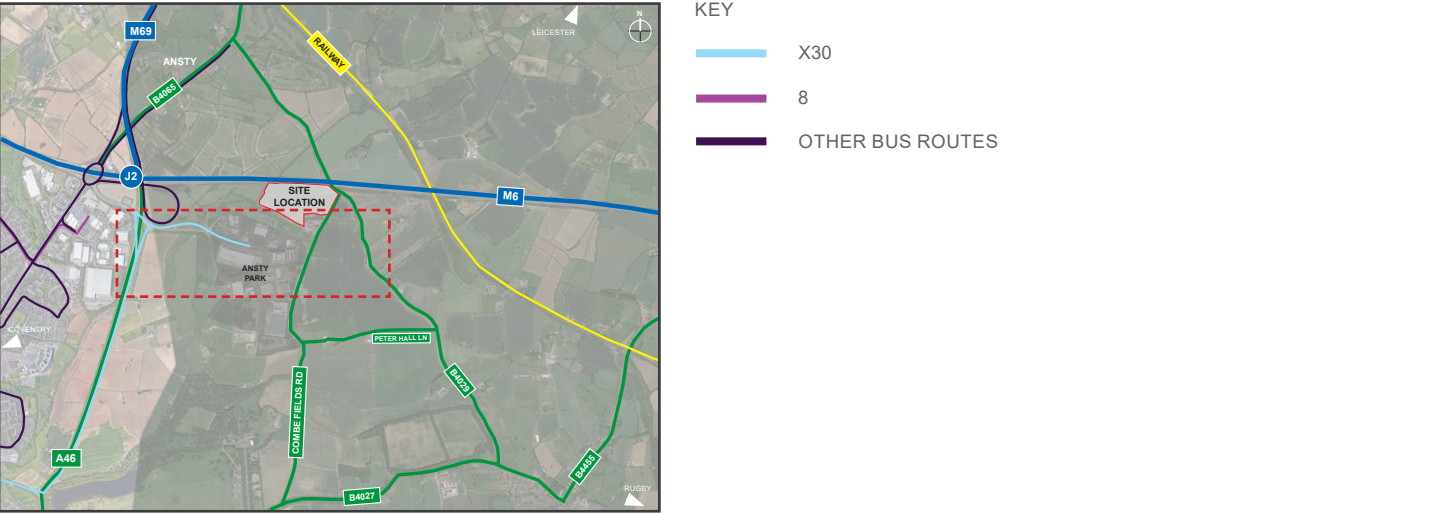
07.3 The site is located immediately adjacent to Ansty Park, which is accessed off Central Boulevard, a dual carriageway connecting the existing business park to the M6 and M69 via the A46. There is a secondary access to Ansty Park from Combe Fields Road to the east.

07.4 As shown on the Development Concept Plan, it is proposed to access the site through Ansty Park. A secondary access could be provided off Combe Fields Road.

07.5 With regard to sustainable transport modes, the existing business park is well connected by both pedestrian and cycling routes with segregated pedestrian/cycle path along Central Boulevard and pedestrian crossing facilities. In terms of public transport connectivity, there is a bus stop within Ansty Park which is served by regular bus services. The X30 bus service connects Ansty Park to Coventry city centre and its main transport links including Pool Meadow bus station for local connections and Coventry rail station for regional and national connections. Further bus services are available from Cross Point Business Park within a 20-minute walk from Ansty Park.

07.6 A range of sustainable travel initiatives and schemes are currently in operation at the existing Ansty Park and the proposals will build on that. The development will be planned with sustainable transport infrastructure at its heart including pleasant and convenient pedestrian and cycle links, safe and secure cycle parking, changing and shower facilities and electric vehicle charging infrastructure. This will ensure that the development at Ansty North can contribute towards wider decarbonization plans for transport and minimises its climate change impacts.

TRANSPORT STRATEGIES & OPPORTUNITIES



Exploration of enhanced bus and public transport options



Electric Vehicle Charging Points



Safe cycle and pedestrian routes



Priority Parking for car sharing schemes



Electric Bike Charging



Secure cycle storage and shower facilities for offices

07 MITIGATION AND DELIVERABILITY

LANDSCAPE AND VISUAL IMPACT

07.7 An initial landscape and visual appraisal has been carried out to inform the initial development concept.

07.8 In terms of landscape features and character, it shows that the site comprises a single large arable field which is well contained by existing belts of vegetation along its boundaries. The rural character of the site has been substantially degraded by the M6 which is prominent (on embankment) and noisy, as well as by large commercial developments to the south. Combe Fields Road adjoining the eastern boundary is also heavily used, whilst a pylon to the north-eastern corner of the site further contributes to its urban character.

07.9 Near distance views towards the site are generally dominated by buildings in the business park, and by the M6. The Premier Inn to the south-east of the site is well enclosed by vegetation, but there are views into the site from the rear of the adjacent Sparrow Hall Cottages. From surrounding roads (Combe Fields Road and B4029) the site is visible, and the pylon is a prominent feature, but there are no views of the ground plane of site due to intervening hedgerows. Further south, the site is generally screened by intervening vegetation and large buildings and not noticeable from Smeaton Lane, Peter Hall Lane or local footpaths. There are limited distant views of the site including possible glimpses from footpaths in rural locations north beyond the site, but most views are blocked by vegetation and the M6 embankment.

07.10 In terms of Green Belt, the site lies within Broad Area 2 of the Coventry and Warwickshire Joint Green Belt Review (LUC, 2015) which covers a vast area between Coventry and Rugby and is assessed in the study as making a considerable contribution to all five purposes. At a site-specific level, however, the site is not directly related to either Coventry or Rugby city, but is well-related to the area of extensive business/industrial development immediately to the south. The site is in agricultural use and contains no development, but the sense of openness of the site is compromised by the surrounding built development. The site lies approximately 1km away from urban edge of Coventry and its development would not contribute towards coalescence between Coventry and Rugby. Strong existing vegetated boundaries, and the M6 to north, would also limit the extent of development towards Ansty. It is acknowledged that there would likely be some harm to the Green Belt, although this is typically the case for any greenfield site within the Green

Belt, but it would be very limited given the site’s well-contained nature and the fact that it adjoins urbanising developments on three sides.

07.11 In light of the initial findings, it is proposed to retain all existing vegetation including the existing field oak in the north-western corner of the site. Enhanced planting is proposed

along the site’s boundaries including a landscape buffer to the eastern boundary with Combe Fields Road and to the south-east corner to reduce views from properties south of Premier Inn (Sparrow Hall Cottages). New tree planting can be provided to the periphery of the buildings and within the car parking areas to soften the scale of the proposed buildings.



View from within the northern part of the site looking south-east



View from within the southern part of the site looking north-west



View from within the south east corner of the site looking north

07 MITIGATION AND DELIVERABILITY

ECOLOGY

07.12 The site is currently in arable use and is dominated by habitats of limited ecological interest. The habitats of greater ecological value, including hedgerows and mature trees, an area of scrub and on-site pond within the south-eastern edge of site, will be retained and integrated as part of the landscaping proposals for the site.

07.13 There are no nationally or locally designated wildlife sites on, or close to, the site. However, there are a number of non-statutory wildlife sites near-by. The closest is Withy Brook, which runs along part of the western site boundary. Withy Brook and its tributaries have been designated as an Ecosite for the presence of water vole within the watercourse. The proposals will not directly affect this Ecosite and careful consideration will be given to on-site hydrology and drainage at detailed design stage to avoid indirect impacts on this designated site.

07.14 The concept masterplan seeks to retain and enhance the existing habitats of more notable ecological interest and provides for substantial areas of new habitat and landscaping. This will ensure that a high-quality network of blue and green infrastructure is provided that will secure net biodiversity gain.



Strategic landscape bunding



Bird and bat boxes in established trees



Biodiverse SuDS drainage ponds



Exploring locally sourced planting for landscaped areas

07 MITIGATION AND DELIVERABILITY

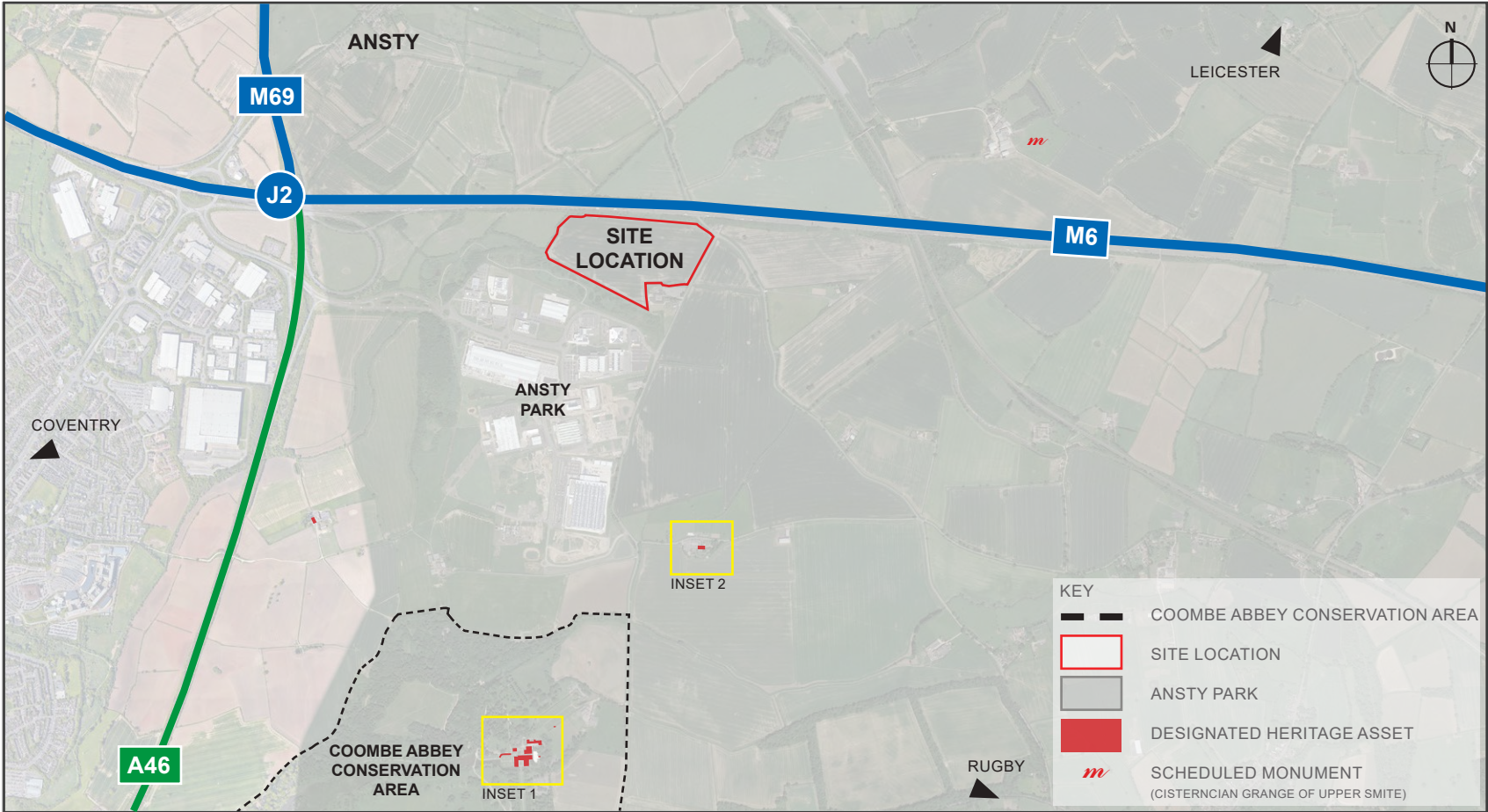
ARCHAEOLOGY AND CULTURAL HERITAGE

07.15 There are no listed buildings or conservation areas on or immediately adjacent to the site. There are a small number of heritage assets located within the wider vicinity including the Church of St James (Grade II*) and Ansty Hall (Grade 2*) to the north-west of the site beyond the M6. There are some distant views of the spire of the Church of St James and Ansty Hall from the site, but given the distance and intervening buildings and infrastructure, it is considered unlikely that development of the site would result in any harm to the significance of any of these listed buildings.

07.16 The former Ansty Airfield extended into the site, but the former airfield has been largely redeveloped and associated features have been removed. A pillbox, associated with the WWII defences around the airfield, is located immediately east of the site. The proposals will not directly affect this non-designated heritage asset.

07.17 In terms of the archaeological potential of the site, it is considered that, as some prehistoric and Roman activity has been recorded in the wider area, there is some general potential for remains of this date to be present within the site but any such remains are unlikely to preclude development of the site.

ARCHAEOLOGY AND CULTURAL HERITAGE PLAN



- 1) COMBE ABBEY, GARDEN WALL (GRADE II)
- 2) COMBE ABBEY, 2 COTTAGES AND OUTBUILDING (GRADE II)
- 3) COMBE ABBEY AND BRIDGE OVER MOAT (GRADE I)
- 4) TENNIS COURT AT COMBE ABBEY (GRADE II*)
- 5) COMBE ABBEY, STABLEBLOCK (GRADE II)
- 6) GARDEN WALL TO SOUTH AND WEST OF STABLEBLOCK (GRADE II)
- 7) KITCHEN GARDEN AND ASSOCIATED BOTHIES/COTTAGE (GRADE II)

- 1) PETER HALL (GRADE II)

07 MITIGATION AND DELIVERABILITY

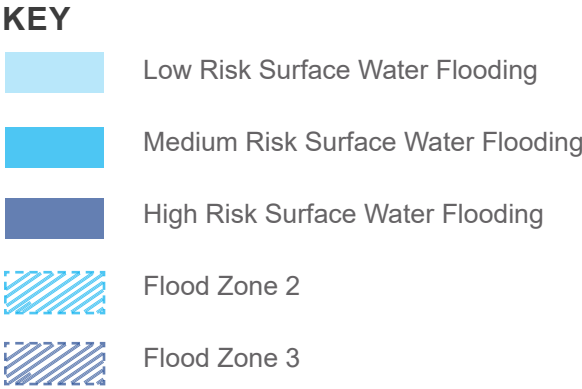
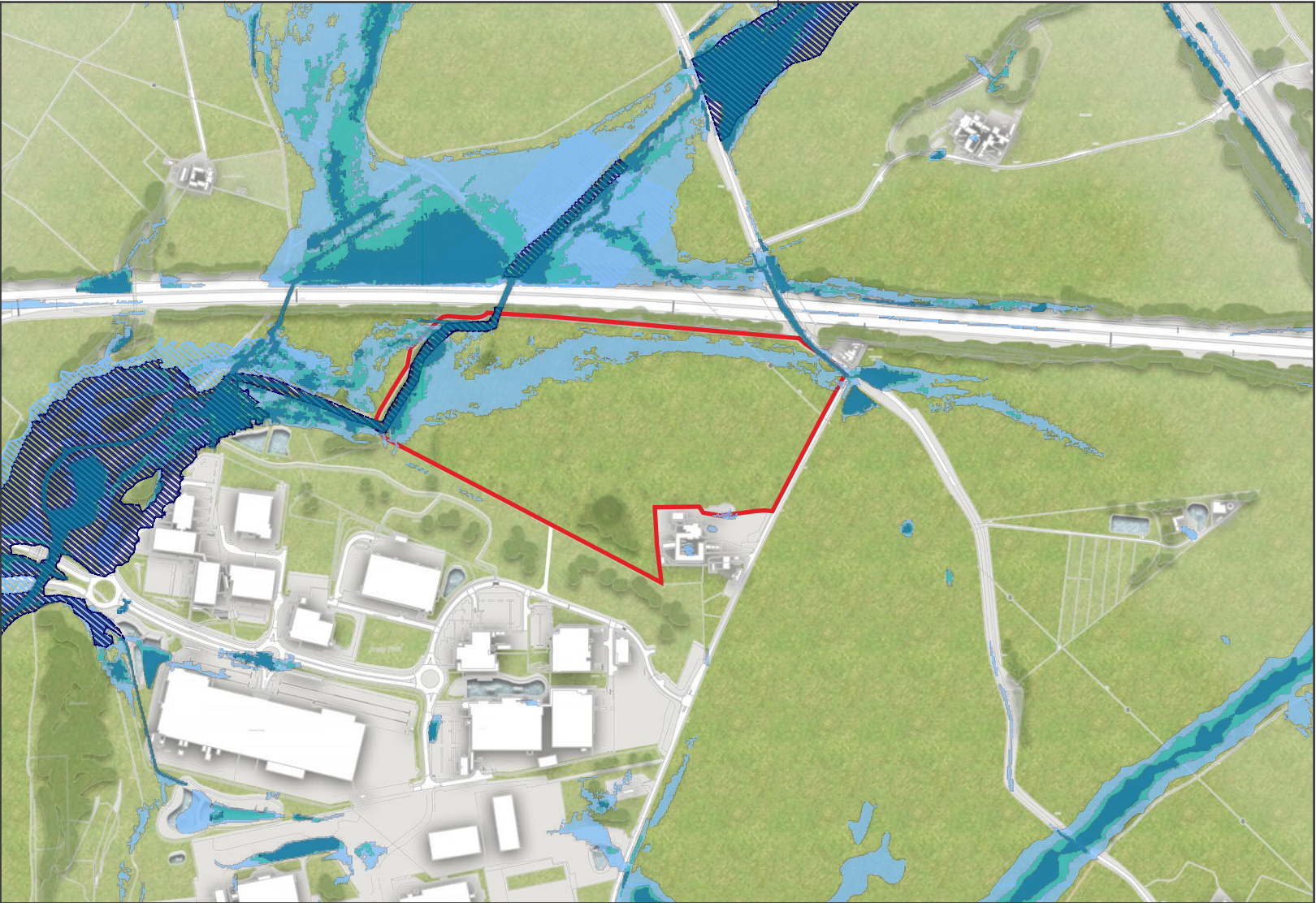
FLOOD RISK AND DRAINAGE

07.18 The site lies within Flood Zone 1 as shown on the Environment Agency Flood Risk Map and therefore is at low risk of flooding.

07.19 A Strategic Flood Risk Assessment (SFRA) was carried out by URS in September 2013 as part of the evidence base for the current Local Plan. This identifies Withy Brook, which forms the western site boundary, as a Main River and shows that there are no historic flood records for Withy Brook in this location. Based on available data, part of the site is at risk of surface water flooding and the site also lies in an area susceptible to groundwater flooding. Further modelling work will therefore be undertaken in due course, but this is unlikely to be a significant constraint or impediment to the development of the site.

07.20 As with any development of this scale, detailed proposals will have to be developed in due course to accommodate the necessary foul and surface water drainage, and detailed strategies to address any impacts will be required. The principles of sustainable urban drainage systems (SUDS) will be incorporated into any design. Wherever possible SuDS features will be above ground to enhance the aesthetic amenity of the development and provide valuable habitats for the local wildlife. The attenuation provided will be appropriately sized to include an allowance for climate change.

FLOOD ZONE MAP



07 MITIGATION AND DELIVERABILITY

OTHER CONSIDERATIONS

AGRICULTURAL LAND

07.21 With regard to the site's agricultural land classification, no site-specific information is currently available. However, the majority of land between Coventry and Rugby is shown as being of good to moderate quality (Grade 3) on Natural England's ALC map of the West Midlands. The development of the site would result in the loss of a relatively small area of this wider agricultural land resource.

GROUND CONDITIONS

07.22 The site has historically been used for agriculture and has no known contamination or ground suitability restrictions to its development.

MINERAL RESOURCE

07.23 Part of the site falls within a Minerals Safeguarding Area for sand and gravel as identified within the Warwickshire Minerals Local Plan. In accordance with local and national minerals policy, a detailed assessment may be required in due course to assess the mineral resources on the site and any potential impacts and mitigation measures. The site is, however, not considered to be unusual in this respect as large parts of the Borough are included within minerals safeguarding areas.

UTILITIES

07.24 A line of overhead transmission cables crosses the site diagonally, and an associated pylon is located to the north-eastern corner of the site. The intention is to retain the overhead powerline and pylon. Any associated easements will be considered in developing the proposals.

DELIVERABILITY

07.25 The site is in single ownership of the Sir Thomas White Charity Trust and is being promoted by A.C. Lloyd, a Warwickshire based developer with a successful track record of delivering both commercial and residential development.

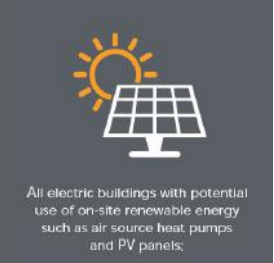
07.26 There is a legal agreement in place with Homes England to provide access to the south, across their land and

to use the existing Ansty Park infrastructure. Homes England is therefore fully supportive of the proposals.

SUSTAINABLE DEVELOPMENT

07.27 AC Lloyd is committed to deliver a high-quality employment park with sustainability at its very heart. To achieve this, the following opportunities will be explored as part of the site's delivery:

- Employ sustainable construction techniques including the responsible sourcing and efficient use of natural resources and reduction of waste during construction;
- Buildings that are designed to maximises energy efficiency through its building fabric specification and installation of energy efficient technologies;
- Explore opportunities for low and zero-carbon renewable energy supply;
- Incorporate measures to strengthen the sustainable travel offer to the site including the provision of EV charging infrastructure;
- Provision of significant landscaping areas to deliver on-site net biodiversity gain;
- Target to achieve BREEAM 'excellent'.



Electric Vehicle charging points - 5% active and 20% passive



Enhanced facade system to meet air tightness as low as 1.5m3/hr/m2 at 50Pa



15% Rooflights that maximise natural daylight and minimise lighting demand



15% Solar PV provision, with Solar-ready roofs for achieving zero-carbon reductions



Recyclable frame and envelope solution



Air Source Heat Pumps to provide low carbon heating & cooling

08 SUMMARY AND CONCLUSIONS

08.1 This document has been prepared on behalf of A.C. Lloyd to support the promotion of land to the north of Ansty Park as a proposed employment allocation in the Rugby Local Plan Review.

08.2 The proposal site extends to approximately 21ha and consists of one arable field with hedges and trees along its field boundaries. It lies immediately to the north of Ansty Park, a highly successful business park.

08.3 The site could provide the next phase of employment development to build upon the huge success of the existing Ansty Park and adjacent Rolls Royce, Meggitt and Prospero Park Ansty developments.

08.4 The site is immediately available and deliverable. There are no known technical or land ownership constraints. A Development Concept Plan for the site has been prepared and shows that the site could be brought forward for up to 75,000 sq.m. (815,000 sq.ft.) of employment floorspace.

08.5 To illustrate how the site could be brought forward, an Indicative Masterplan has been prepared showing a business park accessed through the existing Ansty Park and comprising a number of buildings of varying sizes and significant landscape buffers and blue and green infrastructure.

08.6 It is considered that the site presents a unique opportunity to extend this highly successful business location and further grow Ansty Park providing further high quality employment opportunities in a sustainable location.

