



Prologis Park Ryton West

Vision Statement

February 2024



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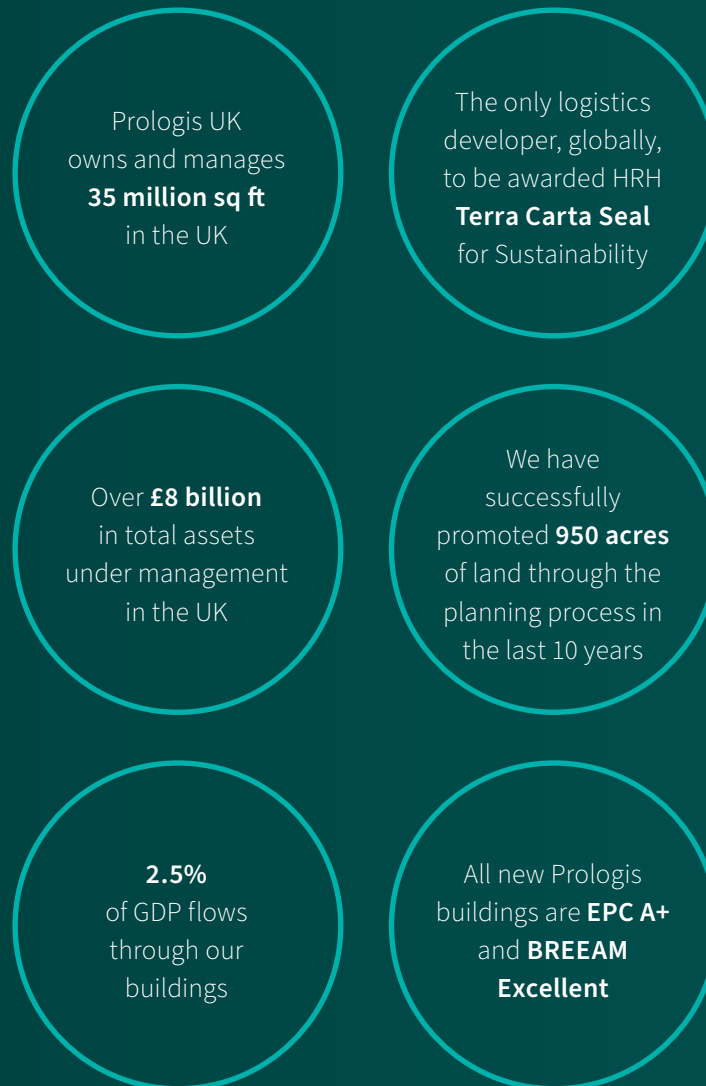
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About Prologis

Prologis is the largest global industrial REIT with over \$208 billion of assets under management in a 1.2 billion sq ft portfolio. We are one of the largest industrial developers in the UK, where we have £8 billion of assets under management with 2.5% of UK GDP flowing through them each year.

As the Number One REIT on the Global Most Sustainable Corporations in the World list we use our leading position and scale to drive sustainable innovation. Over 1.1 million people work at a Prologis site, where €2.7 trillion of goods flow through our facilities.

We deliver sustainable growth in partnership, that underpins local inward investment and beyond net zero developments that drive innovation, supporting the UK economy at all levels.



Prologis Approach to Sustainability

Prologis has committed **to achieving 100% carbon neutral construction globally by 2025** and was recently awarded the **Terra Carta Seal at the COP26 summit by HRH King Charles** in recognition of its commitment to the creation of genuinely sustainable markets.

Prologis is a business committed to reducing its impact on the environment whilst building long-standing relationships with its customers and the communities close to its Prologis Parks.

Every new Prologis building in the UK has been **net zero carbon** in construction for more than a decade.

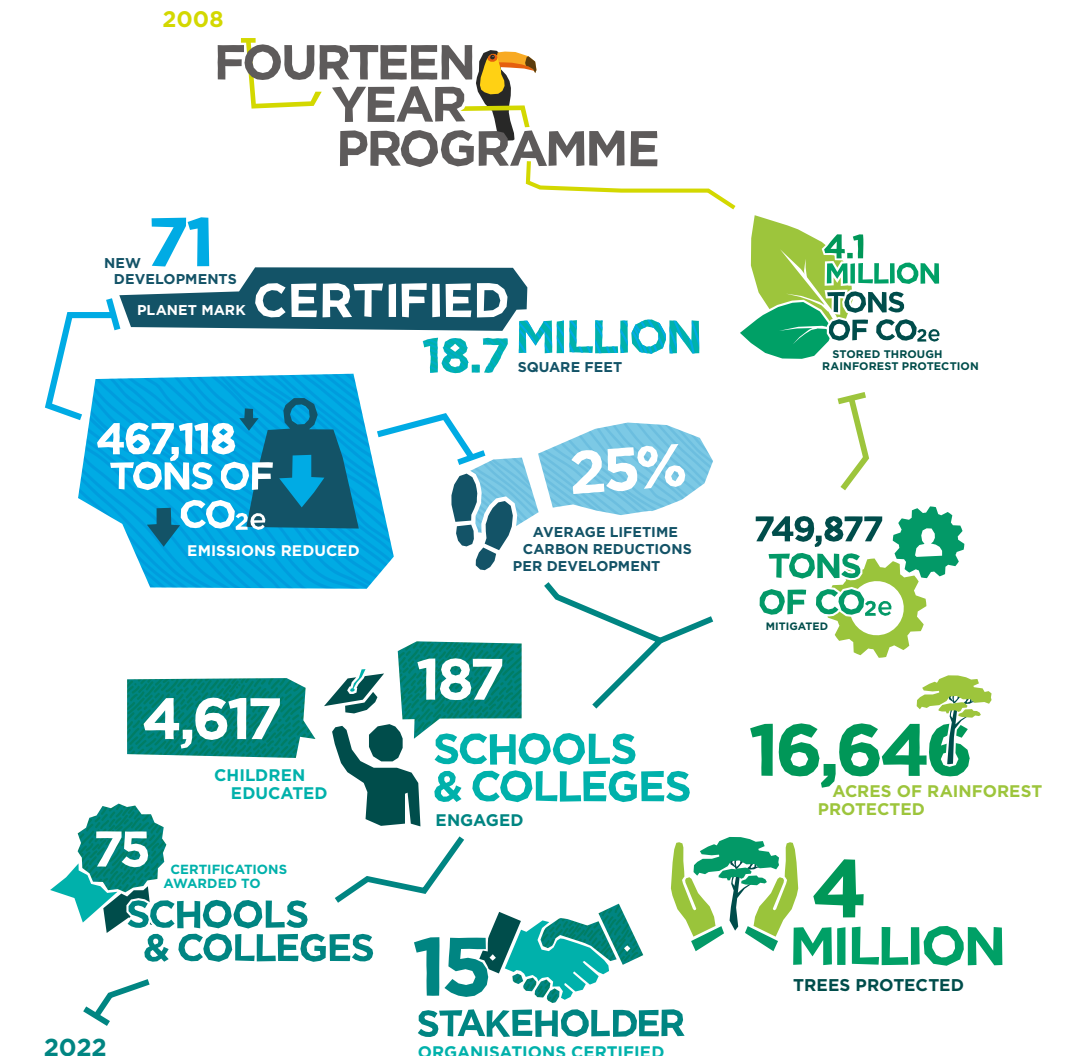
In 2022/23 Prologis UK completed over 2 million sq ft of new speculative and build to suit logistics buildings, all of which are **EPC A+ and BREEAM Excellent**. Our commitment to creating Net Zero CO₂ emissions buildings in the UK underpins our global commitment to achieve Net Zero for our entire value chain (Scopes 1, 2 and 3) by 2040.

Since 2018, all of Prologis' supply chain sign-up to our **Social Value Charter**, sourcing goods and labour locally where possible, and spending time enhancing the local community, from volunteering and working with local schools and colleges, to showcasing the benefits and careers available.

As with its other Parks, predicted carbon emissions will be offset five times over through a donation by Prologis to the rainforest protection charity **Cool Earth**.



The only logistics developer, globally, to be awarded HRH Terra Carta Seal for Sustainability



Executive Summary

This document sets out Prologis' vision for the future expansion of Prologis Park Ryton. It will deliver a unique and exciting opportunity building upon one of Rugby Borough's most successful strategic employment sites by delivering a best-in-class logistics and manufacturing development.

Prologis Park Ryton West is located at the beating heart of the UK's automotive industry and the location is proven as a highly sought-after manufacturing and logistics location. Transformational investment is already occurring in the area. It has the potential to become an unrivalled location in the West Midlands.

This proposal represents an outstanding opportunity to assist Rugby Borough Council achieve its economic growth ambitions and meet the identified need for strategic employment land through the emerging Rugby Local Plan.

The proposals will raise the bar in sustainable development by being net zero in both construction and operation, as well as delivering BREEAM Excellent and EPC A+ rated buildings.

Prologis invests in its employment parks for the long term and has the experience and capability to deliver this project. Prologis is also uniquely placed to deliver an expansion to the existing Prologis Park Ryton in a manner that is truly integrated and sustainable through the inclusion of the following measures:

- **Rugby's first dedicated on-site training hub.** It will bring transformational jobs, training and education opportunities for the local community.
- An **extensive 100 acre connected Community Park**, that will put PARKlife™ and placemaking at the forefront of the development, creating a vast area of community parkland and habitat creation for use by both site employees and the local community.
- Provision of SME starter units providing **opportunities for small to medium sized enterprise businesses** within the scheme to enable resilience, flexibility and open new markets.
- A fully integrated site access and **public transport strategy**.
- A **dedicated lorry park** to cater for the needs of the lorry drivers servicing the park.

The site should be allocated in the plan to meet the identified strategic employment needs.



Prologis Park Ryton West Will Deliver the Following Benefits

Placemaking & PARKlife™



- Landscape led site masterplan incorporating an enhanced Prologis PARKlife™ & Placemaking offer with new buildings set within high-quality green infrastructure.
- Prologis has appointed a dedicated cultural placemaking partner FUTURE\CITY to deliver integrated arts and culture, ecology skills & business innovation across the development.
- Provision of a 100 acre Community Park, incorporating significant areas of public open space, wildlife habitat, footpaths and cycle ways in accordance with Prologis' PARKlife™ & Placemaking concept. This will provide a strong sense of place and opportunities for the promotion of wellbeing.

Investment, Jobs and Training



- Rugby's first dedicated logistics training and education facility providing on-site training for local colleges and schools.
- Provision of Incubator and SME facilities supporting local businesses.
- £300 million of direct capital investment, supporting the growth of Rugby and the sub-region. Generating £15 million annually in business rates.
- 278,000 sq m (3 million sq ft) of the highest quality industrial and logistics space, supporting the regional manufacturing and automotive base; and opportunities for small and medium enterprises creating over 3,000 jobs.

Environmental, Social, Governance



- A net zero carbon development, including BREEAM Excellent and EPC A+ rated buildings.
- Prologis is a committed community partner and will work closely with local community groups and the Council to execute the cultural placemaking strategy.

Prologis in the Midlands

In recent years Prologis has delivered approximately £1 billion of industrial and logistics investment across the Midlands including:

- Prologis Park Ryton;
- Prologis Rugby Central Park;
- Daventry International Rail Freight Terminal (DIRFT);
- Prologis Park Coventry; and
- Jaguar Land Rover's Logistics Operation centre at Solihull.



Prologis Park Ryton The Story So Far

Over the last 10 years at Prologis Park Ryton, we are proud to have worked with Rugby Borough Council and communities to redevelop the former Peugeot factory site into a high-quality advanced manufacturing and logistics park employing well over 3,000 people.

A significant part of the site (some 40%) is occupied by the automotive industry with Jaguar Land Rover and London Electric Vehicle Company (LEVC) both having a major presence on site. Other occupiers include DHL, CEVA and Furnolic.

Prologis Park Ryton has to date delivered the following:

- 2.3 million sq ft of strategic advanced manufacturing and logistics space
- + 2,000 jobs
- Over £500 million investment
- £5.5 million rates payable annually



**Net Zero Carbon
in Construction**

**BREEAM Rated
Excellent**

**EPC A Rating
in Operation**

Site & Context

The site is located in a well-established and expanding concentration of employment activity which includes JLR’s Whitley plant, Middlemarch Industrial Park, the Coventry Gateway development, the airport (with its consent for a Gigafactory) and the existing Prologis Park Ryton. This high level of economic activity with its focus on the automotive industry is testament to the attractiveness of the location for economic investment.

The location is extremely well located to the strategic highway network via the A45 eastbound to the M45 and M1, and the Coventry Eastern Bypass connecting it to the M6 and M69. The site extends to some 140 hectares (gross) and is located immediately to the west of Prologis Park Ryton.

The site itself is predominantly arable fields located to the west of a mixture of ribbon development along the Oxford Road. Although predominately farmland, it also includes approximately 6.5 hectares of brownfield land fronting the Oxford Road known as Marshalls Yard.

The site has direct frontage to the Oxford Road with a number of existing points of access capable of future enhancement. The site is dissected by a public right of way running east to west and bordered by another along its western boundary, both providing opportunities for enhanced community access.



The Opportunity / Policy Context

The site has been identified as a potential location for future employment needs in the Rugby Local Plan Review Issues and Options Consultation.

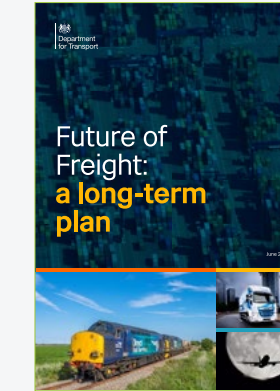


Government guidance through the National Planning Policy Framework requires local authorities to make provision for employment growth, and the Department for Transport's statement on 'The Future of Freight' also sets out a clear message that authorities need to plan around the needs of the freight and logistics sector and ensure that sufficient land is made available for such operations.

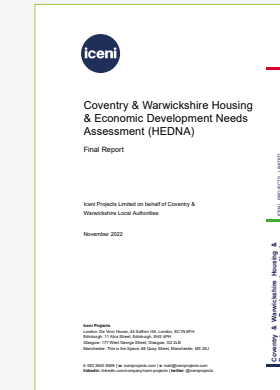
The Council's own evidence base, The Coventry and Warwickshire Housing and Economic Development Needs Assessment (HEDNA), makes clear that there is a significant need for strategic employment sites and also that Rugby plays an important regional role in providing such strategic land.

The evidence base also identifies potential corridors for delivery of strategic employment land across the region and this includes the A45/M45 corridor where Prologis Park Ryton is located. It also notes that the greatest concentration of sites are likely to arise in the north and west of the region, again where Prologis Park Ryton is located.

Given that the vast majority of strategic employment opportunities are located in the Green Belt, it is clear the policy and evidence base context exists for the exceptional circumstances required to justify Green Belt release to meet such needs through the local plan review.



The Department for Transport's statement on 'The Future of Freight'



The Coventry and Warwickshire Housing and Economic Development Needs Assessment (HEDNA)

Prologis Park Ryton West when tested against RBC's policy requirements for new strategic employment sites will;

- 1) Deliver growth in a sustainable location well connected to the strategic highway network.
- 2) Meet & exceed the reductions in carbon emissions by delivering a beyond Net Zero development.
- 3) Provide benefits to meeting the local community needs through on-site placemaking initiatives.

In addition to the above, the expansion of an existing park will provide unique opportunities, such as the sustainable transport solution that Prologis has introduced at DIRFT where a technology-enabled shuttle bus service has been set up through Zeelo which provides a convenient, hassle free and cost effective addition to public bus services.

The Vision & Proposal

Prologis **will deliver a best-in-class logistics and manufacturing development that will raise the bar in sustainable employment development** going beyond net zero in construction and operation as well as delivering **BREEAM Excellent and EPC A+ rated buildings**.

Prologis invests in its employment parks for the long term and is uniquely placed to deliver an expansion of the existing Prologis Park Ryton in a manner that is truly integrated and sustainable through the inclusion of the following measures:

- **Rugby's first dedicated on-site training hub** to serve the existing and new employment park. This will bring transformational jobs, training and education opportunities for the local community.
- **A 100 acre Community Park**, continuing the PARKlife™ project on the existing Prologis Park around The Dell and creating a vast area of community parkland and habitat creation for use by both site employees and the local community.
- A **dedicated lorry park** to cater for the needs of the lorry drivers servicing the park.
- Provision of **incubator units and SME space** to provide support for local businesses.

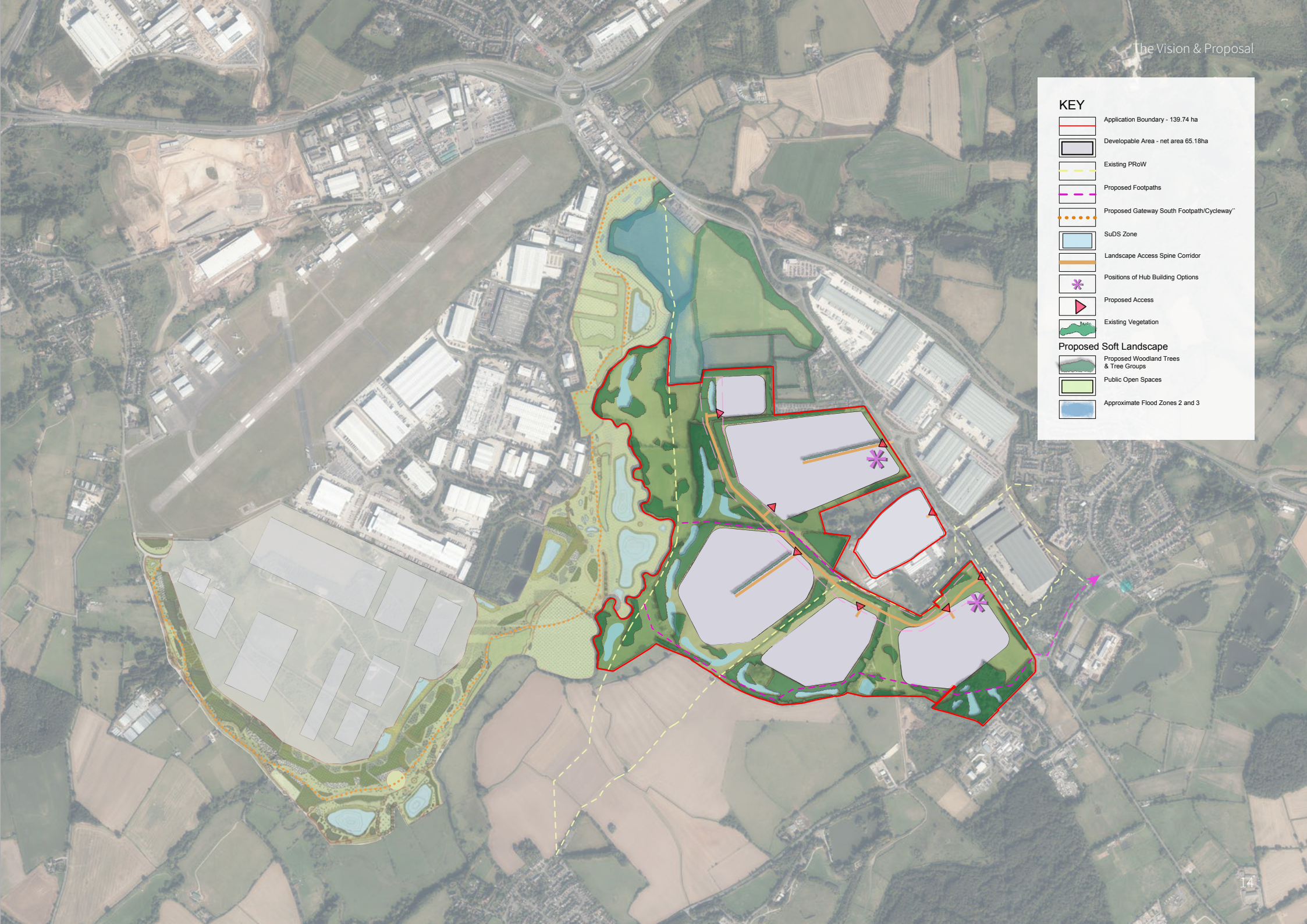
It will support economic growth, inward investment and bring transformational jobs, training and education opportunities to Rugby and the region. It will deliver:

- 278,000 sq m (3 million sq ft) of the highest quality industrial and logistics space, supporting the regional manufacturing and automotive base.
- Deliver over 3,000 jobs.
- Over £300 million of direct capital investment, supporting the growth of Rugby and the sub-region which represents a total economic output of some £850m from the construction stage alone.
- Enhance and provide a fully integrated site access and public transport strategy.



Partnership – Prologis Park Ryton West

Prologis is working in partnership with Warwickshire County Council and the Warwickshire Property Development Group to deliver small to medium size buildings as part of the development, specifically targeting the SME sector, to support new start up companies bringing new investment and innovation to Rugby.



Prologis Park Ryton West

Cultural Placemaking

Prologis Park Ryton West will pioneer our new approach to embedding a cultural placemaking strategy.

The scheme will raise the bar through the design and delivery of 12 placemaking projects and four placemaking themes with one placemaking trail – The Ryton Green Way.

Utilising the proximity to residential areas, our proposal will provide complimentary community and learning amenities throughout the development for employees, visitors and the community.

12 CULTURAL PLACEMAKING PROJECTS

FITNESS AND LEISURE ROUTES
Exercise and nature connection for all

STREET FURNITURE
From bins to bollards and benches with PARKlife character

CYCLE HUB
Repair, retail, hire, and storage

WAYFINDING
Creative signage and interpretation for our site's users

PARKLIFE VILLAGE HUB
Our commercial and wellness heart

ART + ARCHITECTURE
Our big sheds as art

01 CULTURAL PLACEMAKING TRAIL

PUBLIC ART
Celebrating local heritage and culture

PARKLIFE PARKLETS
Micro gardens for rest and relaxation

CULTURAL PRODUCTION HUB
Space for WM and UK creative industry tenants

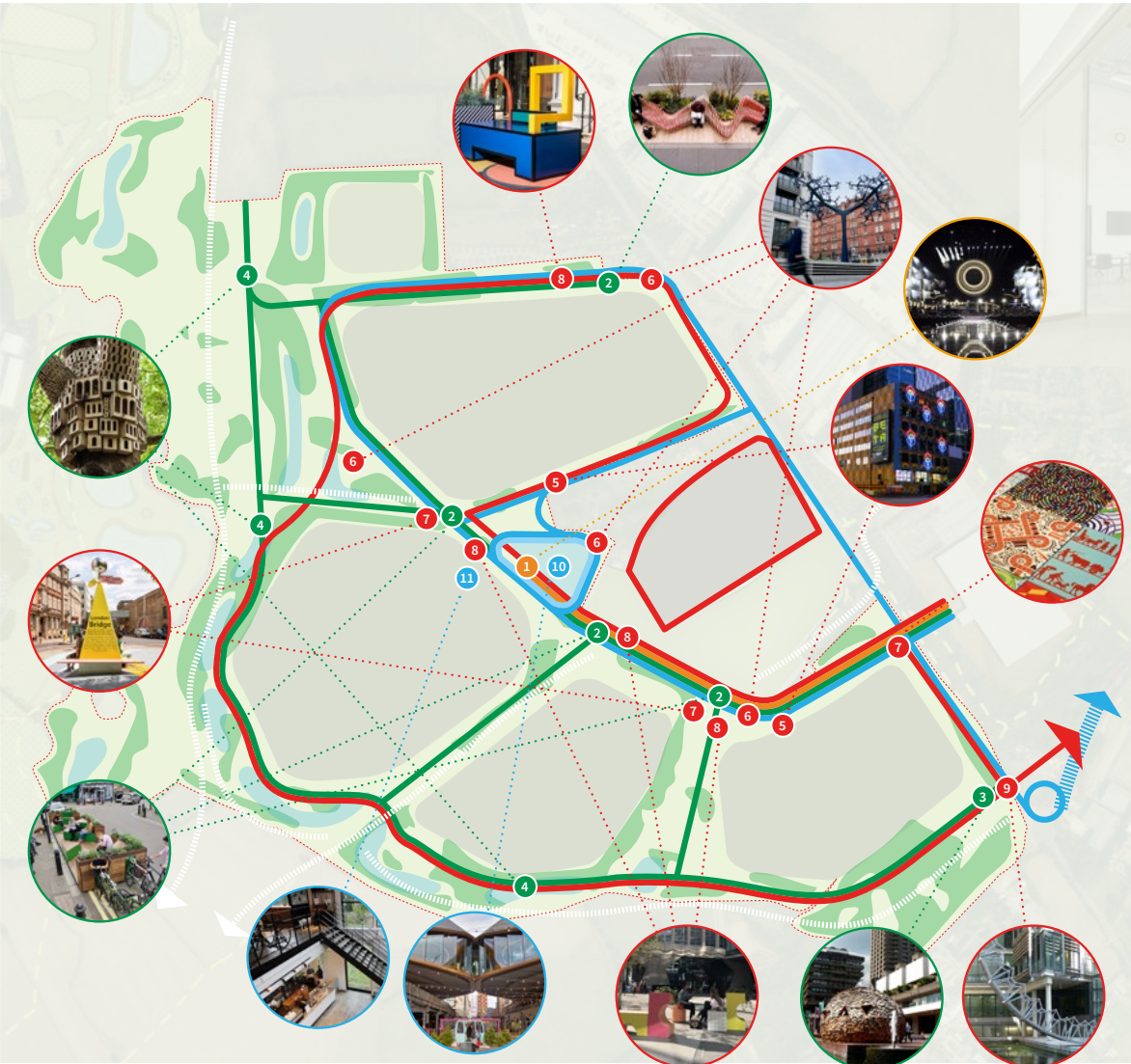
ECOLOGY PAVILION
Education and information hub

FOOTPATH
Link to village

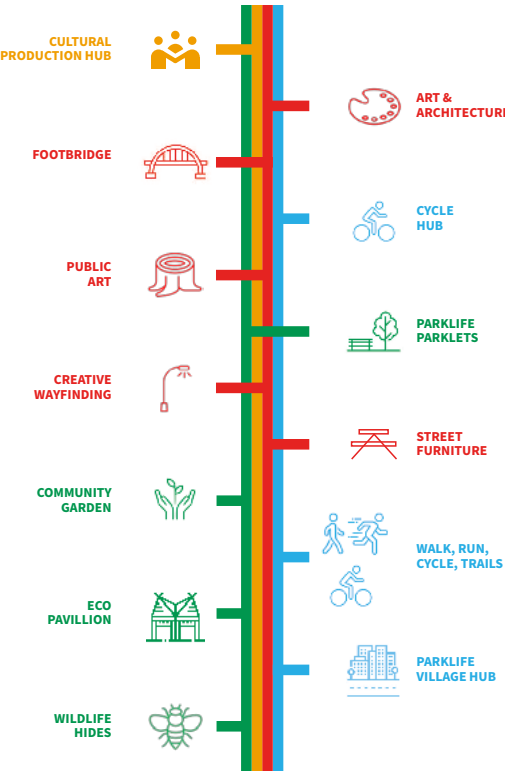
WILDLIFE HIDES
Getting close to nature

04 CULTURAL PLACEMAKING THEMES

- SKILLS & INNOVATION
- ECOLOGY
- CULTURE
- ACTIVE TRAVEL



Prologis are working with a dedicated placemaking team to enhance our PARKlife™ approach. The plan left, illustrates our unique approach as a long term investor and developer to make Prologis Park Ryton West a long term successful place where communities and employees can thrive.



12 placemaking projects to be embedded through the development

The Hub

The expanded Prologis Park Ryton will deliver the first dedicated on-site centre for logistics job training and education in Rugby to work with local employers, schools and the community. It will provide significant social and economic benefits, including:

- **Industry recognised qualifications:** Prologis has unparalleled knowledge and delivery expertise in the employment sector and its Prologis Warehouse Logistics Training Programme (PWLTP), will provide industry recognised qualifications to assist young, unemployed and disadvantaged people pursue a career in the logistics sector.
- **High quality training:** The PWLTP aims to train people leaving education and re-skill the unemployed by equipping them with the knowledge needed to pursue a career in logistics. Prologis has partnered with Goodwill Solutions Supply Chain Open Education Academy (SCOEA) to provide targeted education and training for the supply chain sector.
- **Wide ranging job opportunities:** Our research has shown that the logistics sector provides a broad range of careers and job opportunities. These are not limited to warehouse and fork-lift truck operatives but include IT and automation engineers, customer service and HR advisors and data analysts.

The first PWLTP at DIRFT in Daventry has trained over 600 people and has already generated over £31 million in social value.



PARKlife™

The site will deliver an extensive Community Park providing over 100 acres for public use.

The Community Park will continue the PARKlife™ project commenced on the existing Prologis Park Ryton around The Dell. It will deliver a vast area of community parkland and habitat creation alongside the southern and western site boundaries for use both by the site employees and the local community.

It will provide a high-quality blue/green infrastructure framework linking to the Community Park recently created to the west of the River Avon.

Those working within both the existing and proposed employment units, together with residents living in the area, will be able to enjoy walking and cycling routes throughout the site linking with existing public rights of way and The Dell.

Site Delivery

Prologis’ proposals for the site have been informed by a thorough understanding of the site’s baseline conditions and through decades of experience developing the industry’s leading portfolio of high-quality manufacturing and logistics parks.

Flood Risk & Drainage



The River Avon follows the western boundary of the site and those parts of the site that lie within its flood extent will be retained as green infrastructure as part of the proposed Community Park. The areas proposed for built development lie entirely within Flood Zone 1.

An initial technical drainage assessment has demonstrated that the site can deliver a high-quality sustainable surface water drainage solution with on-site attenuation features.

Heritage



There are no designated heritage assets (Scheduled Monuments, Registered Parks and Gardens, Listed Buildings or Conservation Areas) either within the site or within its immediate environs and there will therefore be no direct or indirect impact on any built heritage assets.

The site is not in a particularly archaeologically sensitive area but may have some archaeological interest. Accordingly, a programme of evaluation will be undertaken at application stage and appropriate mitigation measures undertaken if required.

Ground Conditions/Minerals



The site has no history of potentially contaminating uses. It does however fall within a sand and gravel safeguarding area within the Minerals Local Plan and part of the site (Coney Grey Farm) is an allocated site for extraction. A full assessment of extraction viability would be undertaken at planning application stage and if viable, the mineral reserve could be extracted as part of the delivery of the development.

Utilities



A review of utilities records has demonstrated that they do not present any abnormal issues or major diversions and there are no capacity constraints to bringing the site forward.

Landscape & Visual



The site and its immediate context are not covered by any landscape protection designations at either a national or local level. The site is well contained with a limited zone of visibility.

Views from the north are very limited due to the topography and existing vegetation. Views from the east are mostly screened by existing development along Oxford Road, and Ryton village is completely screened from the site by intervening built form and vegetation. From the south and west the proposal would be more visible, albeit the layered topography and undulating nature of the landscape does afford the site some screening.

The most positive landscape features are the mature trees and hedgerows along site boundaries and field edges and the majority of these will be conserved as part of the scheme design. Further extensive native planting and habitats will be created and managed to deliver a robust landscape setting to the proposed development. The land situated along the western boundary will be retained as green space and used to form a substantial Community Park, integrating with the new Community Park to the west of the river.

Highways, Access & Transport



An initial high-level assessment has been undertaken of the capacity of the surrounding highways network and initial discussions have been held with National Highways and Warwickshire County Highways. From this work it is clear that the proposal can be satisfactorily accommodated within the network.

The site itself would take access off the Oxford Road in two locations. At the northern end this would be from a new fourth arm off the existing roundabout access to Prologis Park Ryton. At the southern end it would be via a new roundabout located approximately 350m north of the Oxford Road/Leamington Road junction. Both accesses have been assessed as being safe and suitable.

There is already a successful HGV routing agreement for Prologis Park Ryton and this would be carried through the new development ensuring that restrictions on HGVs accessing the A45 via the village along Leamington Road would continue.

The site already has a passing bus service directly linking it to Rugby and Coventry (Routes 25 and 25A) providing an opportunity for network enhancement and a possible service re-routing through the site.

Prologis is also investigating the potential to introduce the sustainable transport solution that it has delivered at DIRFT where a technology-enabled shuttle bus service has been set up through Zeelo, providing a convenient, hassle free and cost effective addition to public bus services.

The proposal includes a significant Community Park with public access enabling enhancement and expansion of the existing right of way network that runs through the site, and providing pedestrian and cycle access throughout the site.

There is therefore no transport reason preventing the development of the site.

There are no technical constraints which would prevent the future delivery of the proposals. The site is available, deliverable and viable.

Ecology & Biodiversity



There are no nationally or locally designated wildlife sites either within the site or within its immediate environs and there will therefore be no direct or indirect impact on any important wildlife areas.

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, will for the most part be retained and integrated as part of the landscaping proposals for the site.

In regard to protected species, a full suite of seasonal protected species will be undertaken as part of any detailed planning proposals and mitigation incorporated where necessary.

The proposed scheme design will be landscape led to provide habitat enhancements which will deliver significant biodiversity enhancement with the aim to exceed statutory biodiversity net gain requirements.

Availability



Prologis has a proven track record for deliverability and is looking to work with the Council and local communities through the plan-making process. The scheme is deliverable from adoption of the Plan in 2026.

Summary & Conclusions

- The expansion of Prologis Park Ryton represents an outstanding opportunity to assist Rugby Borough Council achieve its economic growth ambitions and meet the identified need for strategic employment land through the emerging Rugby Local Plan.
 - The proposals will raise the bar in sustainable development by being net zero in both construction and operation, as well as delivering BREEAM Excellent and EPC A+ rated buildings.
 - Prologis invests in its sites and communities for the long term and has the experience and capability to deliver this project. Prologis is uniquely placed to deliver an expansion of the existing Prologis Park Ryton in a manner that is truly integrated and sustainable. The proposal will deliver:
 - Rugby's first dedicated logistics training and education facility providing on-site training for local schools and the community through Prologis' Warehouse Logistics Training Programme (PWLTP).
 - A 100 acre Community Park continuing the PARKlife™ project on the existing Prologis Park around The Dell and creating a vast area of community parkland and habitat creation for use by both the site occupiers and the local community.
 - A fully integrated site access and public transport strategy.
 - Accordingly, the site should be allocated in the plan to meet the identified strategic employment needs.
- 278,000 sq m (3 million sq ft) of best-in-class logistics and automotive supply chain development, supporting over 3,000 jobs.



Appendix 1

Green Belt Assessment

Would the Development Harm Green Belt Purposes?

It is absolutely clear that the policy and evidence base context exists for the exceptional circumstances required to justify green belt release in Rugby to meet the needs for strategic employment sites.

In doing so, it is however important to direct development to locations such as Prologis Park Ryton where the harm to the green belt is limited and where long term defensible boundaries exist or can be secured such that new boundaries become permanent.

It is therefore appropriate to assess the site's performance against the purposes of including land in the green belt. In this context, regard has been had to the existing evidence base provided through the Joint Coventry and Warwickshire Green Belt Study published in 2015. This was used as part of the evidence base for the current Local Plan.

Within the 2015 Green Belt Study, the site is assessed as part of a wider land parcel which includes land to the west of Oxford Road (Parcel ref: RD3). A summary of the assessment is outlined below together with commentary on the conclusions, and a reassessment where required.

Green Belt Purposes Assessment



Assessment Against the Five Green Belt Purposes

Purpose 1: Check the unrestricted sprawl of large built-up areas

In the 2015 Study the parcel is noted as playing a role in preventing ribbon development in two locations, along the Oxford Road to the south of Ryton Lodge, and along the northern side of the A445. It affords the Parcel an overall score of 3 out of 4 for Purpose 1.

We disagree with this assessment. It does not recognise that the parcel is already substantially compromised by ribbon development on its eastern side. When this is taken in combination with the existing Prologis Park Ryton, it is clear that there exists ribbon development across both sides of the Oxford Road. The parcel therefore does not play a significant role in preventing sprawl, only a partial one. Accordingly, the overall score under Purpose 1 should be 2 out of 4.

Purpose 2: Prevent neighbouring towns merging into one another

The 2015 Study uses distances between settlements as the key indicator of assessing harm under this purpose. For Parcel RD3, it notes that there is a distance of 600m between Ryton-on-Dunsmore to the east and Middlemarch Business Park to the west when measured from the junction between Oxford Road and London Road at the northern end of the parcel. The parcel as a whole is therefore afforded a maximum score of 4 out of 4 in recognition of settlements being less than 1km apart.

This scoring is however not correct when the site is assessed on its own. In doing so it is important to recognise that the 600m distance between settlements noted in the study is only at the northern part of the parcel (which the proposed development excludes). Under the proposals that 600m distance would be unaffected and there would be no reduction in the minimum distances between settlements.

The development proposal is located on the central and southern part of the parcel. Within this part, the settlements are maintained at 1km apart.

It is also relevant that the proposed development incorporates a new substantial community park which will create a permanent boundary and gap between Ryton and Coventry, whereas currently with the Oxford Road ribbon development there is a non-permanent, permeable boundary.

In relation to the site and its proposed development, and not the parcel as a whole, the score for the site should therefore be 2 out of 4, rather than 4 out of 4.

Purpose 3: Assist in safeguarding the countryside from encroachment

As with all Green Belt releases, the development of the site will inevitably result in the loss of some open countryside. The 2015 Study split this ‘purpose’ into two parts. Firstly, the significance of existing urbanising influences and secondly, the significance of boundaries/features to contain development and prevent encroachment.

The 2015 Assessment finds that whilst there is no significant development within the parcel itself, it is heavily influenced by significant development around its edges, including the existing Prologis Park Ryton, some residential properties, a large hotel, a caravan park and a depot. It also notes that the northern tip and western boundary are bordered by the wide floodplain of the River Avon within which development would be unsuitable and that this helps to prevent encroachment from the west.

Overall, the parcel is assessed as scoring 2 out of 4 under this purpose and this is agreed.

Purpose 4: Preserve the setting and special character of historic towns

The 2015 Assessment concludes that the Parcel does not overlap with a Conservation Area within a historic town. In addition, there is no intervisibility between the historic core of a historic town and the Parcel. The parcel does not therefore play any role in preserving the special character of historic towns. It was given a score under this Purpose of 0 out of 4 and this is agreed.

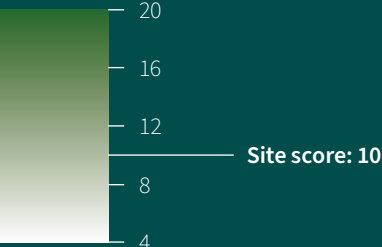
Purpose 5: Assist in urban regeneration, by encouraging the recycling of derelict and other urban land

The 2015 Assessment gives all Parcels a score of 4 under this Purpose. This score applies to all parcels assessed and would therefore be no different for the site itself and is agreed.

The following table considers the site in isolation against the 2015 Assessment of the Parcel as a whole:

Green Belt Purpose	Parcel RD3	Our assessment of the proposal site
Purpose 1	3	2
Purpose 2	4	2
Purpose 3	2	2
Purpose 4	0	0
Purpose 5	4	4
Total (out of 20)	13 / 20	10 / 20

Overall Performance Against Green Belt Purposes



Compensatory Improvements to Retained Green Belt

As part of Green Belt considerations, Paragraph 147 of the NPPF makes reference to the need for any releases from the Green Belt to be offset by compensatory improvements to the environmental quality and accessibility of the retained area of Green Belt. The proposals for Prologis Park Ryton West secure precisely

this through the inclusion of a vast area of new Community Park along its southern and western side linking into Coventry Gateway Community Park to the west of the River Avon. Such compensation is therefore a further factor to take into consideration in assessing the sites suitability for removal from the Green Belt.

Green Belt Summary and Conclusions

We consider that the planning policy and evidence base context, combined with the lack of alternative spatial options provide clear exceptional circumstances to justify the release of Green Belt land for employment needs through the local plan. To not do so would have significant economic ramifications. At the very least, the Council must consider releasing Green Belt land adjoining existing strategic employment sites in the Green Belt.

In terms of the proposed expansion site for Prologis Park Ryton West, whilst it is not disputed that the site makes some contribution to Green Belt, our assessment of the site itself when taken in isolation from the wider Parcel is that it provides a lower contribution to Green Belt purposes compared to the Council’s 2015 Assessment, and against many other locations, and would be one of the lower scoring sites in Rugby.

This is principally due to the fact that it is relatively well contained and the Oxford Road has substantial ribbon development which compromises its openness. Furthermore, the Oxford Road and the River Avon provide long-term defensible boundaries that would contain any development and prevent any further encroachment into the countryside.

In addition, with the development of Coventry Airport for the Gigafactory, Coventry Gateway South and the full redevelopment of Prologis Park Ryton, the urbanising effect around this land parcel is increasing. It should be noted that there are only two parcels across the whole of Rugby that are afforded a lower score than 10 (Parcel C6 and LL2). The former is surrounded by motorways and the latter is a small parcel on the settlement edge. Both of these were suggested as potential parcels for complete or partial removal in the Green Belt Assessment.

It is also important that any releases from the Green Belt can be offset by compensatory improvements to the environmental quality and accessibility of the retained area of Green Belt. The proposals for Prologis Park Ryton West secure precisely this through the inclusion of a vast area of new Community Park along its southern and western side linking into Coventry Gateway Community Park to the west of the River Avon.

The case for the release of the proposed expansion of Prologis Park Ryton West is therefore extremely strong and the Council should include this option in the Local Plan Review and the site should be identified as a formal allocation in the local plan review.



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