DELIVERING GROWTH FOR THE WEST MIDLANDS

Harworth

Transform Regenerate Revitalise www.harworthgroup.com

November 2023

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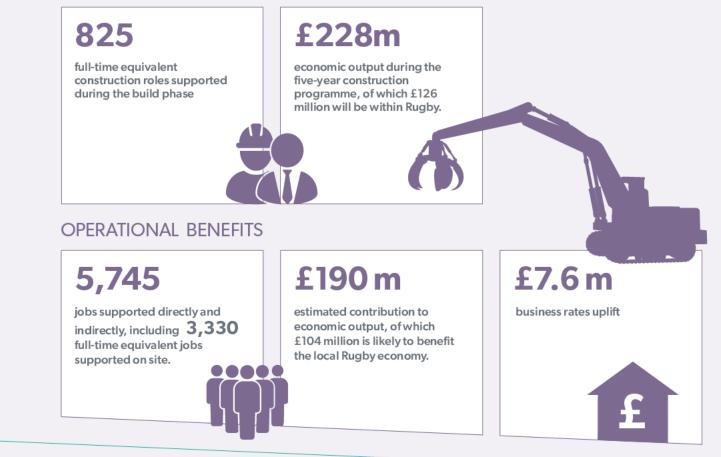
EXECUTIVE SUMMARY

This Development Statement has been prepared by Harworth Group in relation to an opportunity for a new, strategic employment site in Ansty. It demonstrates that:

- The site is ideally and strategically located to meet local and regional employment needs;
- There are very special circumstances to justify the site being removed from the Green Belt as part of the Local Plan Review process;
- The site is relatively unconstrained and can accommodate a substantial amount of development, whilst still mitigating any impacts; and
- The development of the site can deliver a highly sustainable employment scheme that can generate significant economic and social benefits for Rugby and the wider region.

The development at Ansty will deliver:

CONSTRUCTION BENEFITS



WHY SHOULD THE SITE BE DEVELOPED?

Developing a Sustainable Site in a Strategic Location

The site falls within a strategically important location for employment use, sitting at the heart of the "Golden Triangle" for logistics.

It's proximity to the urban area of Coventry, and the presence of other major commercial developments to the south, render the development of the site for employment / logistics uses as an entirely appropriate option in a prime and established location.

In addition, it has immediate access to both the M6 and M69 motorways and is in close proximity to the M1 and A5, as well as the wider West Midlands conurbation, thereby reducing traffic pressures on local routes.

Its development therefore provides an opportunity for a major, well-connected strategic employment scheme, something which the Harworth Group is highly skilled and experienced in delivering.

Harworth will therefore take responsibility for all aspects of bringing the Ansty site forward for development, including:

- All planning and regulatory matters;
- All land remediation and installation of onsite utilities, including roads;
- Building new commercial units and leasing to preferred occupiers; and
- Managing the entire site, including security, landscaping and placemaking to create a high quality, sustainable development.



Addressing a lack of employment space in the West Midlands

Our plans are coming forward at a time when there is an acute lack of quality employment space in the region – something that is acting as a brake on the region's economic growth.

The Coventry and Warwickshire Chamber of Commerce recently published the Coventry and Warwickshire Employment Land Report (June 2023). It identifies a chronic shortfall in employment land supply, including strategic sites, which the Chamber of Commerce considers is putting Coventry and Warwickshire at a competitive disadvantage. This is echoed within Savills' Big Shed Briefing (January 2023), which confirms that the region's vacancy rate stands at just 3.06%, equivalent to just 0.36 years worth of supply.

The Report also raises and number of concerns with a deficiency in employment land supply, namely impacts on the local labour market and the discouragement of inward investment. Large new employment sites are therefore critical to the region to support its ongoing growth.

A Suitable Site, Free From Technical Constraints

Although the land forms part of the West Midlands Green Belt, it is bounded to the south and west by the M6 and M69 motorway network, and to the north and east by the B4065 and B4029 respectively. These physical features contain the site from the wider countryside and beyond, and form defensible and permanent boundaries that prevent any further encroachment into the countryside.

Furthermore, a desk top review of the site's constraints has identified no major issues that would inhibit its development. It is expected that, as the site is continued to be promoted through the Rugby Local Plan Review, a series of technical surveys and reports will be undertaken to confirm this.

With the above in mind, it is considered that the land at Ansty represents a logical and suitable location for future strategic employment development which can contribute significantly to the region's need for employment land, without resulting in adverse impacts or harm to the wider locality.

OUR PROPOSAL

THE SITE

The site extends to approximately 113 ha (280 acres) of agricultural land and is located within the Green Belt. Its northern and eastern boundaries primarily comprise further agricultural land, as well as the village of Ansty. Notwithstanding this, the site is located less than half a mile northeast of the urban area of Coventry, and so its southern / southwestern boundaries provide a more urban context, particularly with the presence of the M6 and M69 motorways. Beyond these, there are a number of major commercial developments including:

- Ansty Park, a high technology business park comprising 1.5 million sqft of employment floorspace;
- Prospero Ansty Park, which covers 1.7 million sqft of office and logistic place, with current occupiers including Rolls-Royce and Meggitt; and
- Cross Point Business Park, which includes a mixture of larger retail units and logistics space.

The site's surroundings and its relationship to the national motorway network demonstrate that it is ideally located for future employment uses, and that these uses would fill the 'missing quadrant' for this type of development at this strategic location.

With this in mind, Harworth has prepared an Illustrative Masterplan (see overleaf) showing how the site can deliver a potential development opportunity that positively responds to the site's constraints and opportunities.











Employment

The proposed commercial development would make provision for approximately 3.4 million sqft of logistics floorspace, comprising a mix of units of varying size from 39,000 sqft to 1 million sqft. The range of unit sizes demonstrates that, whilst strategic in size and location, the site has the flexibility to attract a variety of occupiers, from local businesses to major investors, the latter of which should be of note given the lack of similar space elsewhere in the region.



Access

Primary access will be achieved to the west via a roundabout along the B4056 (Hinkley Road), which provides direct access to both the M6 and M69 motorways. Secondary (emergency) access will be provided to the east along the B4209. Both access points will be connected via an estate road that runs through the centre of the development, from which individual units can be accessed.

There are two Public Rights of Way (PRoW) that cross the site. A PRoW dissects the site from north the south and continues across a footbridge over the M6. The route will be retained and enhanced to provide a green link from the site to the surrounding countryside. The second PRoW that enters the site from the B4029, will also be diverted and enhanced to maintain pedestrian links to the east.



Green Space & Landscaping

The masterplan has been designed to enable a 'nature positive' approach that integrates development, biodiversity and amenity. A sizeable proportion towards the north of the site has been retained as green infrastructure to, amongst other things, mitigate any impact on visual amenity between the development and the village of Ansty. Land to the south of the site has also been retained as green space for Sustainable Urban Drainage Systems (SUDs).

A range of other key sustainability principles have been built into the development, including how development will be approached and commitments on the energy efficiency and sustainability of what is eventually built. This is explored in more detail within the later 'Making The Site Sustainable' section.



BENEFITS OF DEVELOPMENT

Based upon the indicative proposals described in the previous section, we have been able to quantify the full economic and social benefits of both the construction phase of development and from the development itself. It shows that the development at Ansty will provide significant job opportunities to local people as well as supply chain opportunities for local businesses.

It will provide approximately 825 direct and indirect jobs during the construction phase, alongside up to 3,330 full-time jobs once fully developed. This, in turn, will drive local spending, through salaries to staff employed on-site and up to £7.6 million in business rates being paid by occupiers to Rugby Borough Council for re-investment in local services. Final numbers will be dependent on which occupiers are attracted to the site.

Local residents and businesses can take confidence in Harworth Group's long-term track record of delivering quality economic regeneration schemes in the North of England and Midlands over the past two decades. 'Harworth's Track Record', outlined later in this document, provides concrete examples of where this has been delivered in other parts of the North of England and the Midlands.

CONSTRUCTION BENEFITS

825

full-time equivalent construction roles supported during the build phase

OPERATIONAL BENEFITS

3,330

full-time equivalent jobs supported on site, with a further **5,745** indirect jobs created locally.

£228m

economic output during the five-year construction programme, of which £126 million will be within Rugby.

£190 m

estimated contribution to economic output, of which £104 million is likely to benefit the local Rugby economy.



£7.6 m

business rates uplift

MAKING THE SITE SUSTAINABLE

Sustainable development is good development – leading to measurable social progress, environmental protection, the conservation of natural resources and stable economic growth.

We have therefore embedded key sustainability principles throughout the design of the proposals and in what we plan to build to make a development that local people will be proud of for years to come.

We have an excellent track record in building energy efficient commercial space which we intend to continue at Ansty. Our core skill as a business is planning and building the right development in the right areas, whilst delivering it in a sensitive and sustainable way. Our plans for developing the site at Ansty entirely fit within this purpose.

The Right Uses for the Site: Economic and Social Benefits

- A key part of our approach is making sure we bring forward end uses that meet the key needs of a local area whilst not 'overdeveloping'. This is the case at Ansty, with the planned employment development meeting the lack of available commercial space for businesses of all sizes.
- This is also matched by a commitment to construct n ew buildings to our sustainable building standards that are part of our pathway to NetZero, as explained later in this section.

Nature Recovery

- We also plan to support nature recovery through the following actions across the site:
- Achievement of biodiversity net gain;
- Species specific measures including bat boxes, bird boxes, hibernacula etc;
- Diverse range of habitat creation woodland, scrub, hedgerows, wetland, grassland – provides a range of opportunities for a variety of species.

Energy Efficiency, Energy Provision and Net Zero Carbon

- All of the units we build are EPC A Rated and BREEAM Very Good or Excellent. They are also produced as 'Being Net Zero Carbon in Operation Ready' for the end user to make further adaptations as necessary, providing an enhanced building fabric to reduce energy use, emissions and to minimise operational costs.
- Our units include roof mounted solar PV as standard to reduce the amount of energy drawn from the grid.
- LED lighting is installed as standard to minimise emissions.
- Electricity based air source heat pumps are installed for heating requirements, including VRF (Variable Refrigerant Flow) systems featuring simultaneous heating and cooling as well as heat recovery capabilities.
- Electric Vehicle charging points are installed as standard.
- Finally, we use circular economy principles during the build process to maximise the use of recycled materials and minimise waste.

Our Approach to sustainability in our developments is encapsulated in **'The Harworth Way'** - creating stustainable new places that support the regeneration of the North of England and the Midlands. Read more on The Harworth Way here:

www.harworthgroup.com/the-harworth-way

Water Use and Quality

- Rainwater harvesting is installed as standard to reduce water usage at source;
- Sustainable Urban Drainage (SUDs) will be included to manage water quality and surface water run off;
- Low flush WCs are installed as standard to further reduce water usage at source;
- Water leak detection systems are installed as standard.

Health & Wellbeing

- Cycle storage facilities are included as standard, allowing staff to link to the site from the surrounding locality;
- High levels of natural light are provided in all warehouse areas to improve health and wellbeing at work;
- A comprehensive site wide travel plan for the site will also be in place, giving all staff a co-ordinated set of options to get to and from work;
- Finally, the site will include high quality landscaping to help create a great place to work.

PLANNING & DELIVERY TIMESCALES

Given the complexity and scale of the Ansty site, its development needs to be methodically planned and properly delivered.

Our planned timetable is based on our outline planning application being determined by Spring 2027.

We have a superb track record (see later sections in this document) in bringing forward complex development sites across the North of England and the Midlands, which should give local people the comfort that the right developer is taking on the right site.

Moreover, we are confident that a development of this scale will attract occupiers that can deliver well-paid, high skilled jobs for the local community.

An Indicative Timetable For Development

Milestone	Date	
Issues & Options / Call for Sites	November 2023	
Preferred Options (and possible allocation)	Summer 2024	
Submission to SoS	Late 2025	
Submission of Planning Application	Late 2025	
Determination	Summer 2027	
SUBJECT TO RECEIPT OF DECISION NOTICE FOR DEVELOPMENT		
Infrastructure Enabling / Earthworks	Q1 2027	
Construction of First Employment Unit	Q1 2028	
Completion of First Employment Unit	Q3 2028	

TRACK RECORD

Harworth Group is one of the leading land and property regeneration companies in the UK, owning and managing approximately 14,000 acres across around 100 sites in the North of England and the Midlands. Our purpose is to invest to transform land and property into sustainable places where people want to live and work, supporting new homes, jobs and communities, and delivering longterm value for everyone involved in and with the company.

With a focus on placemaking and long-term value creation, Harworth has an established track record of transforming sites into sustainable new communities. We are uniquely positioned as a specialist regenerator of large, complex sites, with an extensive pipeline focused on the high growth industrial & logistics and residential markets.











LOGISTICS NORTH

Logistics North is the biggest development of its type being brought forward in the North West of England, located at Junction 4 of the M61. The scheme will deliver over 4 million sq ft of bespoke industrial buildings in a range of sizes. Promoting the site through the planning process, we were successful in a green belt review and have transformed the former surface mine into what it is today.

Harworth has delivered all on and off-site infrastructure together with a 550 acre Country Park that surrounds the site, to enhance its current setting.

Aldi, Amazon, Whistl, MBDA, Komatsu, and Lidl have all made multi-million pound investments into the site over the past few years with over 5,500 staff already employed on-site.

Key Highlights

Location	Bolton, Greater Manchester
Development Size	250 acres + 550 acres Country Park
Planning Consent Receive	ed December 2013
Consented Commercial S	pace 4 million sq ft
Commercial Space Built	3 million sq ft
Scheme Website	www.logisticsnorth.com





BARDON HILL COALVILLE, LEICESTERSHIRE

Harworth Group's latest direct development project at Bardon Hill which is a fully speculative scheme creating a total of 332,000 sq ft of industrial and logistics accommodation.

The development is strategically located less than two miles from Junction 22 of the M1 Motorway. The freehold interest of this unallocated greenfield site was acquired on an unconditional basis by Harworth. Planning consent was obtained in 2020 following an extensive consultation and design process to safeguard a viewing corridor of the listed St Peter's Church to the north.

The scheme will be a Net Zero Carbon accredited development in accordance with the requirements of the UK GreenBuilding Council.

Focusing on the delivery of Harworth's excellent sustainability credentials, the scheme will provide:

- 10 acres of green space and natural amenity areas that not only serve to protect local habitats but also act as breakout spaces for employees
- the retro fit of rooftop solar panels
- energy efficient cladding to boost thermal efficiency that exceeds current requirements by over 30%
- installation of EV charging points.

COALVILLE · M1 J22 · LE67 1GZ BARDON HILL

Key Highlights

Location	Bardon, Leicestershire
Development Size	54 acres
Planning Consent Received	March 2020
Consented Industrial & Logistic	s Space 332,000 sq ft
Scheme Website www.	bardonhilllogistics.com







WAVERLEY ROTHERHAM



Harworth Group's success as a regeneration company has been founded on the quality of its flagship development – Waverley – by transforming the former Orgreave coal mining site into Yorkshire's largest ever mixed-use development that includes the iconic Advanced Manufacturing Park.

The site is located at Junction 33 of the M1 Motorway and will deliver 2.1m sq ft of commercial space in addition to 3,890 homes, shops, restaurants, a primary school and leisure community facilities including parks and 310 acres of green open space.

1.6 million sq ft of commercial space has already been built or sold, with units occupied by companies including the University of Sheffield, Rolls Royce, Dormer Tools, McLaren Automotive and the UK Atomic Energy Authority.

Key Highlights

Location	Rotherh	am, South Yorkshire
Development Size		740 acres
Planning Consent Recei	ved	2011
Consented Logistics & I	ndustrial S	pace 2.1 million sq ft
Commercial Space Built	t / Sold	1.6 million sq ft
Scheme Website	www.	wearewaverley.com



KEY CONTACTS



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