



May 2025

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 **mountpark**

 Oxalis
Planning

Mountpark Ryton

Masterplan Approach Document

May 2025



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■ Introduction

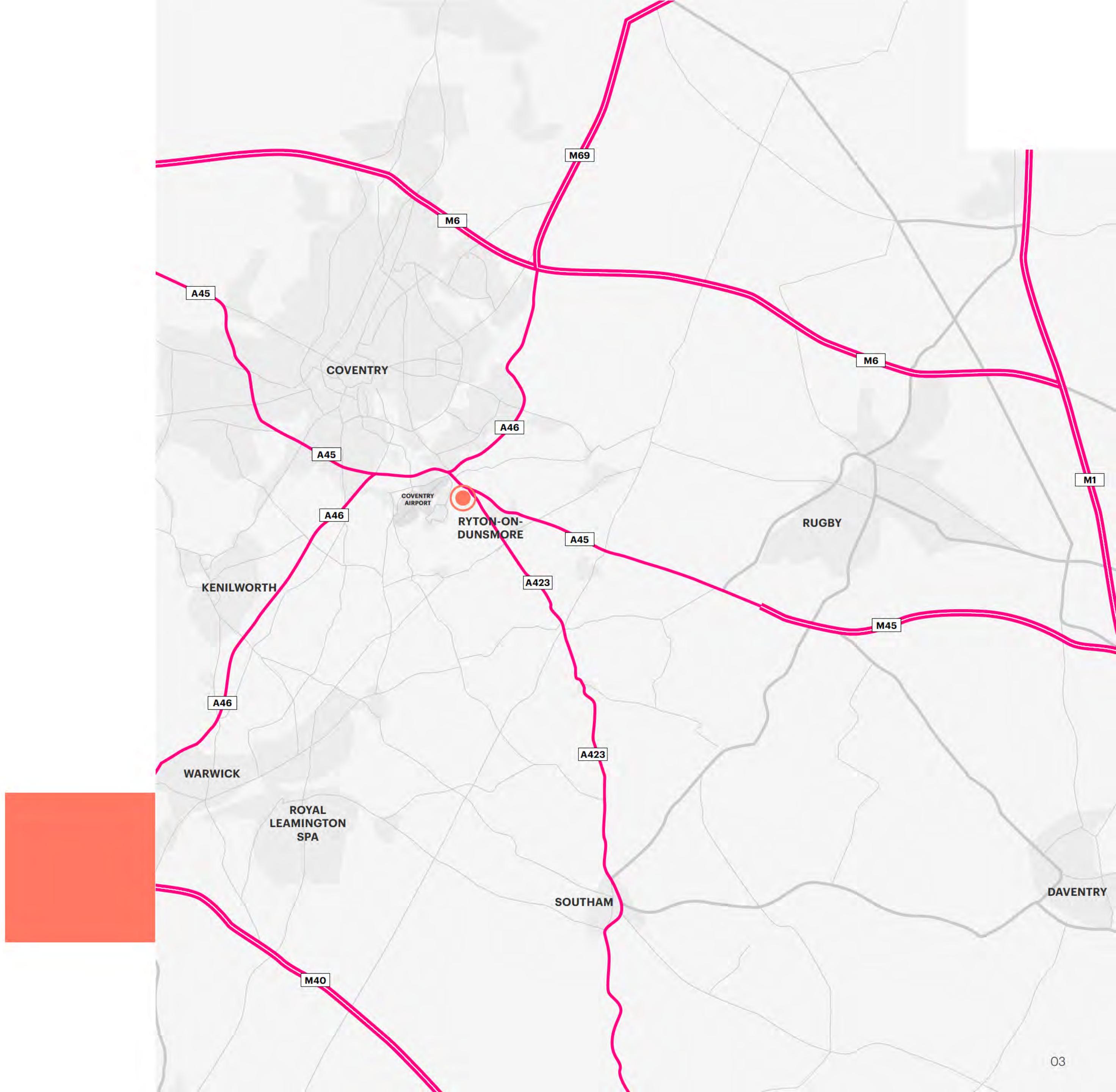
Introduction

This document sets out a vision for employment development at Mountpark Ryton, a site that is proposed to be allocated in Rugby's emerging new Local Plan.

Mountpark Ryton has the ability to deliver a world class employment development with an emphasis on health and well-being, sustainable travel, landscape, Biodiversity Net Gain and carbon and energy reduction.

Mountpark Ryton forms part of a wider allocation which incorporates land to the south, known as Prologis Park West. Mountpark are working with Prologis to ensure a coordinated and comprehensive approach to delivering the sites.

Mountpark Ryton along with Prologis Park West will deliver significant economic, social, and environmental advantages. The delivery of high quality employment facilities will build upon the success of existing commercial development in the area, whilst remaining accessible to a strong labour pool. Environmental benefits will be realised through the creation of an extensive new circa 55ha Country Park.



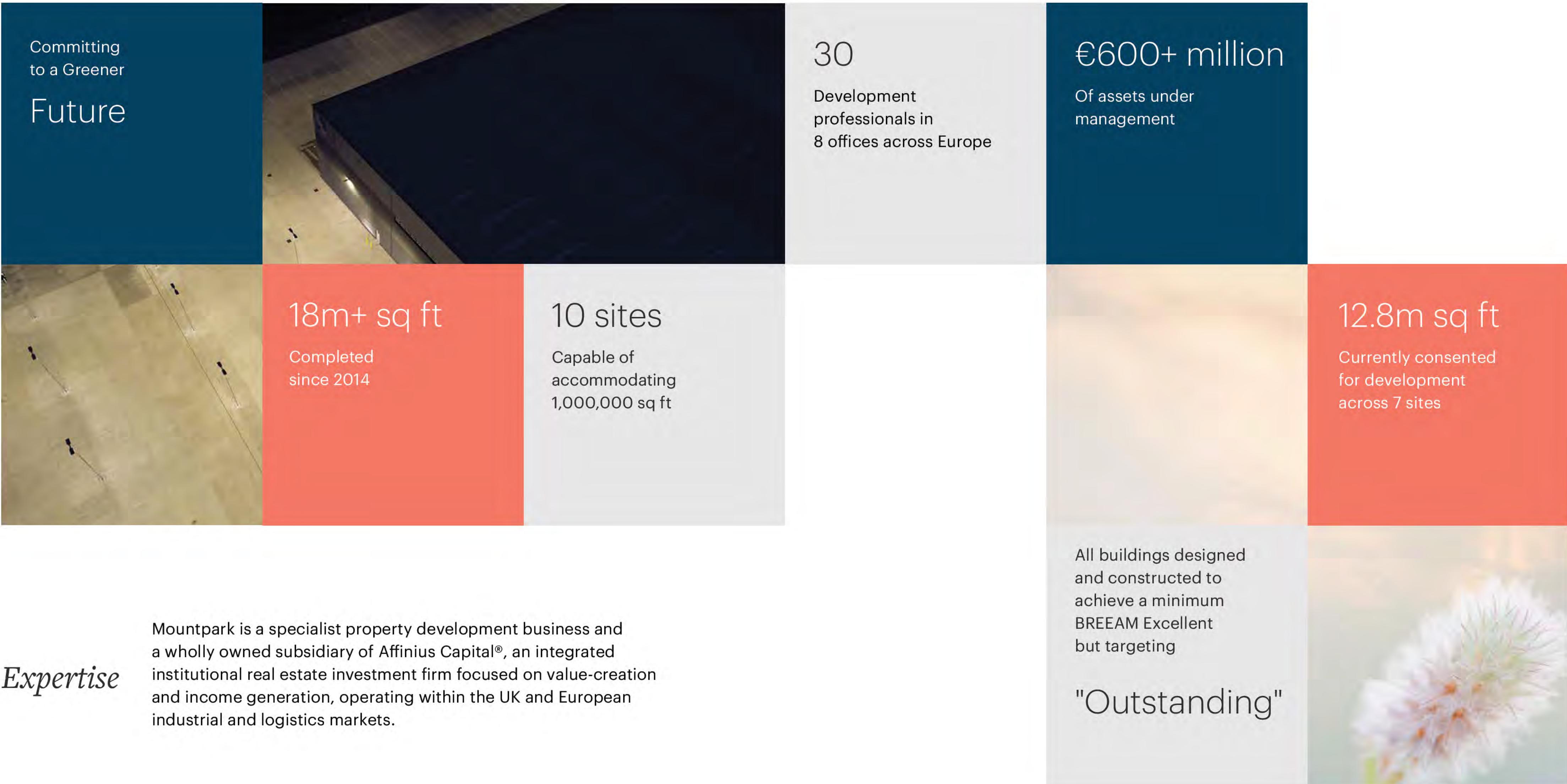


■ **The Developer: Mountpark**

We create big spaces,
but operate in a
small world.

A world where we know and remember people's names. Where we build close relationships with our customers and the communities around us. Where our tight-knit team of experts are focused on the small details that make a big difference. We might operate on a big scale – but we always stay close to what matters.

■ The Developer: Mountpark



■ Why?

Employment Land Need

The Local Plan evidence base comprises the West Midlands Strategic Employment Sites Study (WMSESS, 2023) along with the Coventry and Warwickshire HEDNA (2022), both of which have informed the proposed employment land requirements across the Plan Period.

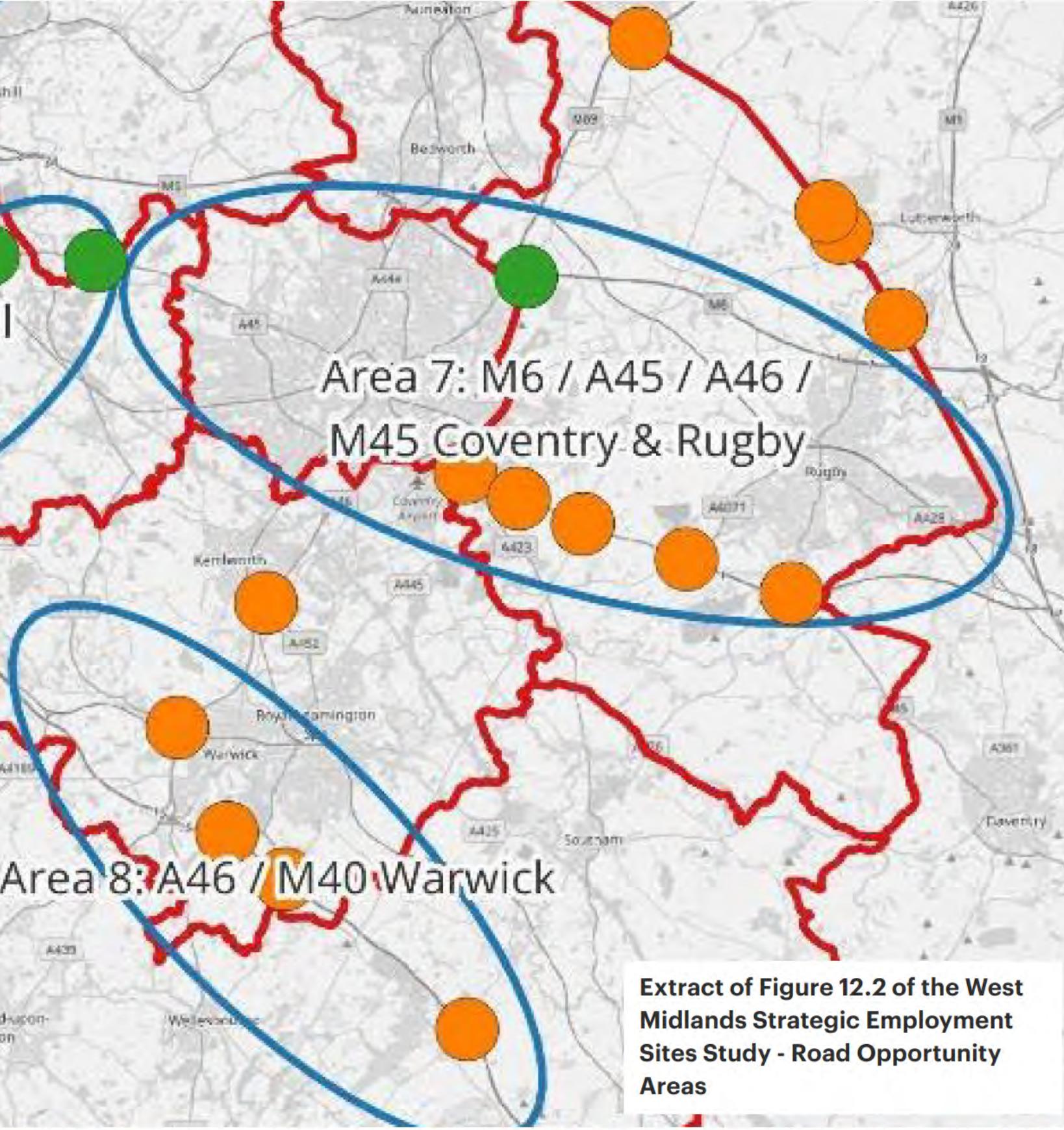
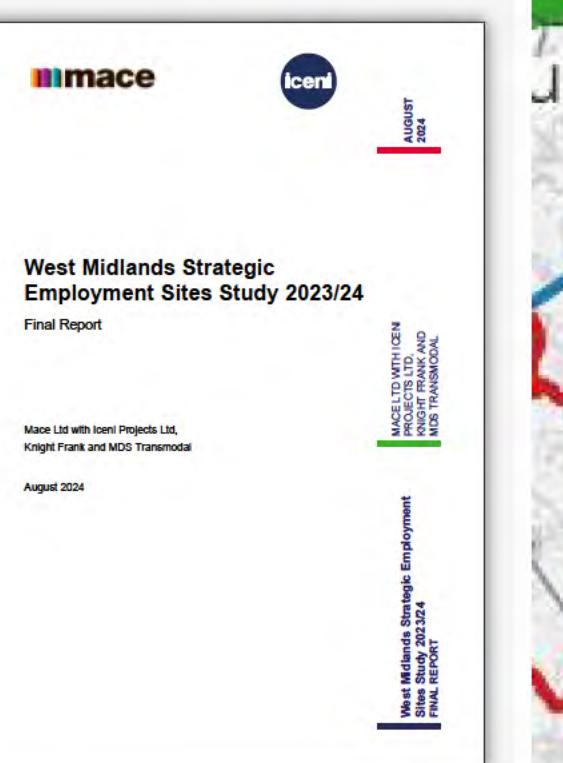
The WMSESS assesses employment need across the wider West Midlands area and recognises that strategic employment requirements relate more so to market areas rather than Local Authority boundaries. Market areas are generally influenced by large urban areas as well as the Strategic Road Network.

In Warwickshire, the largest of the urban areas is Coventry, which is only a short distance from Mountpark Ryton.

The plan shown here is an extract of figure 12.2 of the WMSESS, and defines the new road-based opportunity areas for new strategic employment sites to come forward. Mountpark Ryton is included within Road Opportunity Area 7 of the WMSESS.

The site meets all of the relevant criteria for employment development, which is summarised as follows:

- The site is within 'Opportunity Area 7' identified by the WMSESS;
- It responds to and accords with the regional and sub-regional requirements of strategic employment sites as set out by the WMSESS;
- It is exceptionally well located with immediate access to the A423 which in turn links with the A45 and A46, connecting with the M6, M69, M40, and M1 beyond;
- It is well-related to Coventry providing a strong labour pool and excellent potential for sustainable transport connections.;
- It is located within an area with a number of existing successful employment developments;
- It is well-related to the markets in which it would serve.



■ Where?

Site Location

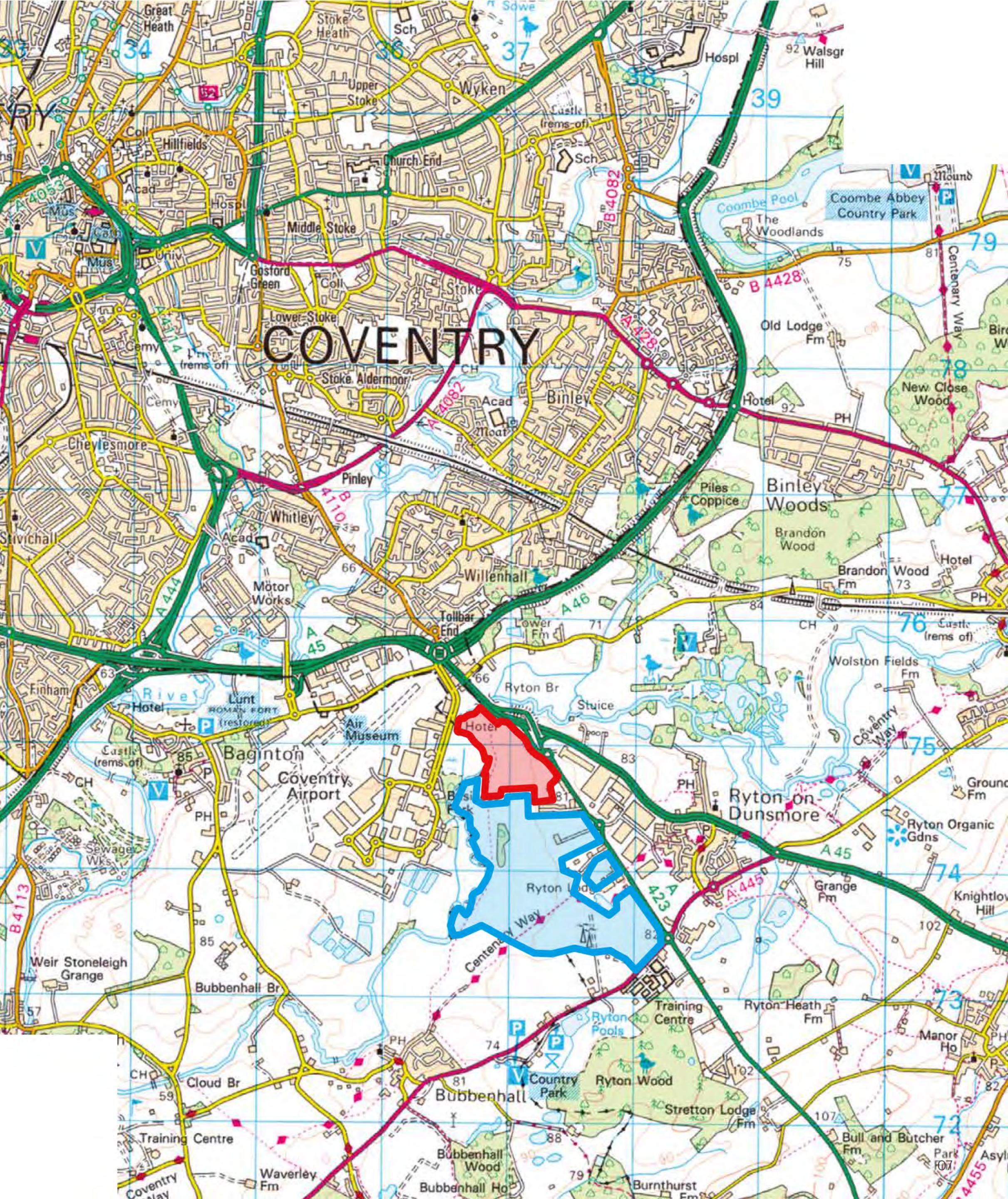
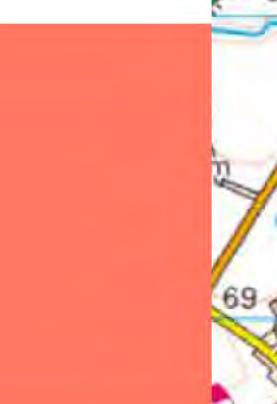
Mountpark Ryton is extremely well located, allowing it to meet the criteria for the identification of strategic employment land.

The site occupies an urban edge location on the western boundary of Rugby Borough south-east of Coventry. The site is extremely well situated to the Strategic Road Network via the A45 eastbound to the M45, M1 and the Coventry Eastern Bypass, connecting to the M6 and M69 beyond. The site's proximity to Coventry City and wider urban areas, including Rugby Town provides access to a strong labour supply.

In terms of employment catchments, the site is ideally placed with around 625,000 residents living within approximately 10km of it. These include Coventry (375,000), Rugby (125,000), Leamington Spa (50,000), Warwick (35,000) and Kenilworth (25,000) and would meet market needs across this part of Warwickshire.

Whilst the site is located within Rugby Borough Council for administrative purposes, given its positioning, the site clearly has a direct relationship with Coventry, and would meet market needs across this part of Warwickshire.

The proximity to Coventry also offers opportunities to develop high quality, high frequency public transport connections as well as new pedestrian cycle routes.



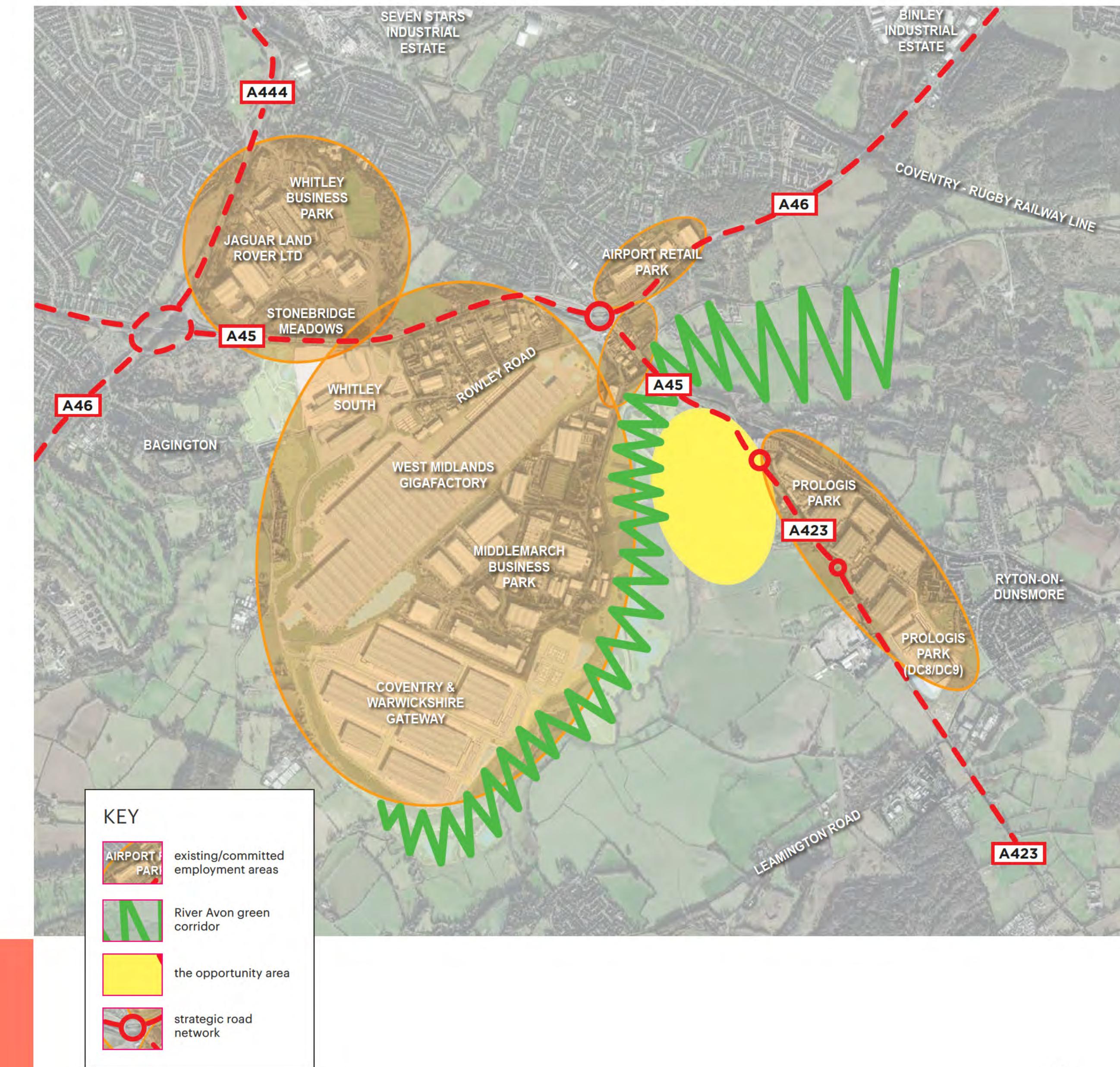
Where?

Site Context

The site is located within an established commercial area, where there is proven demand for strategic employment floorspace as demonstrated by the Local Plan evidence base and take up of space at neighbouring developments. Neighbouring developments include JLR's Whitley plant, Middlemarch Industrial Park, the Coventry Gateway development, the airport (with its consent for a Gigafactory) and Prologis Park Ryton to the east. This high level of economic activity is testament to the attractiveness of the location for economic investment.

In this context, the site provides the next logical step to expanding on the business clusters in this area, contributing to this agglomeration, and in-turn making the area a regionally significant employment cluster.

New commercial development in this location would not be out of context, and it would not extend built development further south into open countryside given the extent of surrounding built development. The site occupies an obvious 'gap' for future growth between existing commercial developments.



■ What?

Mountpark Ryton

Mountpark Ryton is well contained by existing commercial development at Prologis Park Ryton to the east and Coventry and Warwickshire Gateway, Middlemarch Business Park and Coventry Airport to the west. Uniquely, the site has the ability to make a meaningful contribution to publicly accessible green space, through the delivery of a Country Park. The approach to development will mirror that to the west of the River Avon, with an extensive Country Park along the entire western edge of the site. The initial Concept Plan shown on this page demonstrates how the site could be integrated within this context.

The masterplan on this page represents an initial concept plan for what can be accommodated and delivered on the site. The intention is to engage with Rugby Borough Council and other stakeholders and for the scheme to evolve through positive engagement. The site is however capable of delivering:

-  Approximately 72,000sqm of high-quality employment floorspace
-  Benefits from excellent access to the strategic road network, with direct access onto the A423, in turn linking with the A45 and A46, which links directly to the M40 and M6
-  Creation of an area of a significant 55ha Country Park, offering connectivity and expansion to the existing park to the west
-  Delivery of significant Biodiversity Net Gain benefits
-  Connections to existing high quality footpaths and cycleways and creation of new cycle and pedestrian links to nearby settlements, together with access to established public transport services.
-  Striving to reduce embodied carbon in construction, together with on-site renewable energy generation through roof mounted solar panels



■ What?

The Employment Allocation: Ryton West

Through positive engagement with Rugby Borough Council and other stakeholders the scheme will continue to evolve. To ensure a comprehensive approach to the delivery of the site, Mountpark are working collaboratively with Prologis to ensure that our proposals for the wider allocation are coordinated.

The emerging concept for the site seeks to provide the opportunity for large format, world class employment development set within extensive green space with high quality formal landscaping areas for public access, as well as areas for biodiversity enhancement.

The overall scheme can deliver:



Up to 350,000sqm of employment floorspace across the allocation



A New 55ha Community Park



Improved active travel connections



A new over-night lorry park



A logistics employment and training facility



■ How?

Landscape Led

Landscaping design is at the forefront of the proposals; in other words, the layout and design of the site is wholly influenced by the landform, the river and associated flood zones, existing planting, and ambitions for biodiversity enhancements and increased public access to nature.

The available land is sufficient to deliver a landscape framework which can both visually screen the development and provide significant areas of ecological enhancement and biodiversity net gains.

The scheme can:



Provide significant biodiversity enhancement with the aim to exceed statutory biodiversity net gain requirements.



Retain and enhance the existing ecological features



Establish a strong landscape framework, providing safe, accessible green infrastructure that protects the amenity of near-by receptors



Ensure the River Avon and associated flood zones will be retained as green infrastructure as part of a proposed Country Park.



Deliver development in a location that is not covered by any landscape protection designations or designated wildlife sites, at either a national or local level



■ How?

The Country Park

The scheme provides the unique opportunity to create a significant new country park, which can be linked to and integrated with existing green space to form an expansive network of publicly accessible country park.

The Country Park could link into and integrate with the existing Coventry and Warwickshire Gateway Community Park immediately to the west of the River Avon via a new pedestrian footbridge. Integration between the parks, as well as Ryton Pools to the south would create an expansive network of green spaces and create a destination Country Park.

The resulting joined up Country Park would enable public access to vast areas of both green and blue infrastructure, allowing the public to enjoy scenic riverside walks, wildlife sightseeing, running routes, dog exercise areas, children's play areas and more.



Creation of a new publicly accessible Country Park of c. 55ha comprising new woodland, wetland and grassland areas.



Creation of areas of landscaped open space with varied habitats together with public access paths and tracks.



Habitat creation which will accommodate and encourage a range of flora and fauna.



Integration with existing Country parks at Coventry and Warwickshire Gateway and Ryton Pools to create an expansive network of green spaces.



Accessible green space for employees of the development as well as members of the public.



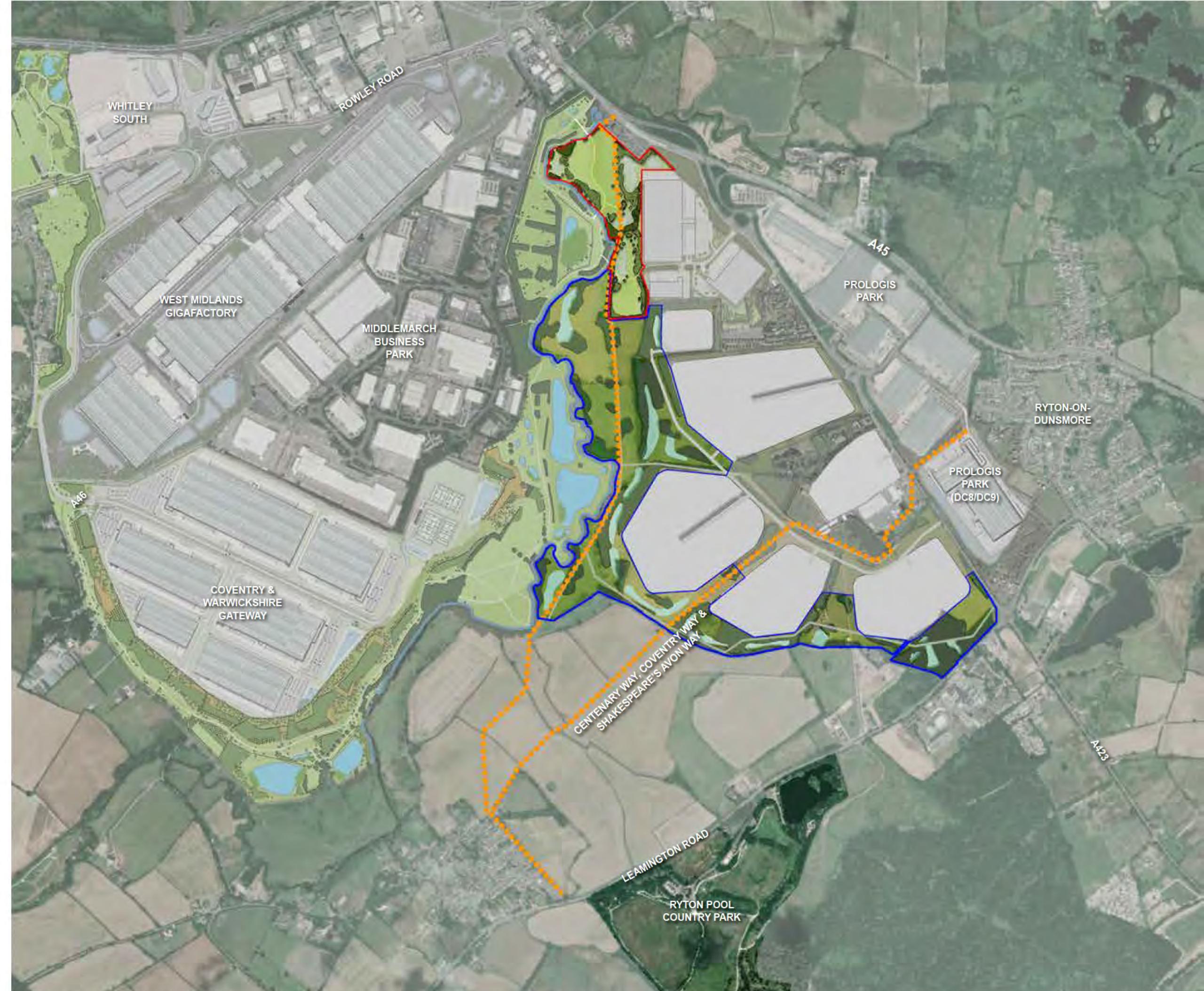
Creation of new on site footpaths/cycleways and trim trails, encouraging sustainable travel choices and promoting wellbeing.



Establishment of 'Wild Spaces' to allow planting and wildlife to flourish undisturbed.



Delivery of significant Biodiversity Net Gain through habitat improvements and creation.



■ How?

Access:

The scheme provides direct access to the strategic road network and is well placed to accommodate a large, strategic employment site.

- An assessment has been undertaken of the capacity of the surrounding highways network and initial discussions have been held with National Highways and Warwickshire County Council Highways. This work shows that the proposal can in principle be satisfactorily accommodated on the network.
- The site itself would take access off the Oxford Road via a new third arm from the Oxford Road/Hillman Way roundabout, which currently provides access to Prologis Park Ryton. The wider allocation would gain access from new roundabout arms further south along Oxford Road.
- Accesses have been assessed as being safe and suitable, and can build upon the successful HGV routing agreement for Prologis Park Ryton, which would be carried through the new development ensuring that restrictions on HGVs accessing the A45 via the village along Leamington Road would continue.



Public Transport and Accessibility

The location of the Ryton site, in particular its relationship to Coventry and the agglomeration of existing economic activity in the area, provides the opportunity to establish excellent sustainable transport links. The site is therefore situated in a highly sustainable location and offers significant opportunity to improve accessibility by foot, bicycle, and bus. There would be a genuine choice of sustainable travel options to access the site. The site represents an opportunity to deliver a genuinely sustainable development in this regard.

A newly constructed/committed cycle route connects the site with Coventry along the southern side of the A45 with Prologis Park. As a result there is an existing link for non-car users that can be co-joined directly into the site. This cycle connection would put a significant catchment of potential employees within easy cycling distance of the site.



The scheme will be designed with public transport and active travel at the forefront.



New pedestrian and cycle links will be created, linking with existing routes on the Tolbar End Roundabout, to Coventry, and with Ryton-on-Dunsmore.



The scheme will develop a high quality, high frequency bus service, linking the site to Coventry, Rugby, and surrounding areas. This will be designed to encourage sustainable travel to and from the site at the outset.



Several bus services already operate between Coventry, Leamington Spa and Rugby including Services 25, 86 and 63, which could be significantly improved to provide access to the development by public transport.



■ How?

Addressing the Climate Emergency

| | | |
|--|--|--|
| Striving to reduce embodied carbon in construction | Providing the opportunity for occupiers to reduce operational carbon | We build wise. Materials will be specified to ensure longevity and minimise the need for replacement or wastage. |
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| Minimum BREEAM 'Excellent', targeting 'Outstanding' | The scheme will reduce energy demand where possible and seek to maximise energy consumption from on-site sustainable sources such as PV panels.. | Minimum A Targeting EPC A+ | Encouraging Active Travel and changing commuter patterns through the creation of new connections and improving traffic flow, creating a positive carbon impact. |
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Summary

This masterplan approach document demonstrates how the Mountpark element of the draft allocation 'Prologis Park West and Mountpark, Ryton-on-Dunsmore' may come forward, and builds on the principles of the allocation.

The site has the potential to make a meaningful contribution to the strategic employment needs identified by Rugby Borough Council's evidence base. Strategic sites are required to contribute and respond to regional needs, and Mountpark Ryton is ideally located on the urban edge of Coventry to meet those requirements. The proximity to Coventry and other urban areas presents the opportunity to deliver sustainable travel options to the development.

The site also has a unique opportunity to deliver extensive green spaces, most of which could comprise a new Country Park totalling approximately 55ha for the allocation as a whole, extending the existing community Park on the west of the River Avon. These green spaces would offer both ecological enhancements and increase public access to nature.

Mountpark intend to continue engagement with Rugby Borough Council and are working collaboratively with Prologis to ensure that the proposed allocation can be planned and delivered in a comprehensive way.