



MOUNTPARK RYTON

FEBRUARY 2024



SUMMARY

This document sets out a vision for the development of a climate resilient manufacturing and logistics B2/B8 Campus on land west of the A423/A45 interchange known as 'Mountpark Ryton'.

This report introduces the prospect of the scheme and demonstrates the strategic merits of the site in locational, environmental, and commercial terms.

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INTRODUCTION

This document has been prepared for Mountpark Properties Limited ('Mountpark') to support a Call for Sites submission to Rugby Borough Council's Housing and Economic Land Availability Assessment (HELAA). Mountpark is a leading developer of logistics and industrial property in the UK and continental Europe, with a proven record of delivering high quality, sustainable developments in the sector.

The document seeks to demonstrate that the subject site is an appropriate and logical choice for strategic employment development by setting out the merits of the site in locational, environmental, and commercial terms.

These proposals are shared in the context of unprecedented levels of economic change and growth, especially in the logistics sectors, over the last few years. It is widely recognised and documented that there remains significant demand as well as an under supply of logistics premises nationally; particularly in prime locations such as where the subject site is located.

The demand for logistics space in this location is evidenced by the rate of take up seen at Prologis Park Ryton, located immediately to the east, and at the SEGRO Park Coventry Gateway site located to the southwest.

EMPLOYMENT LAND NEED

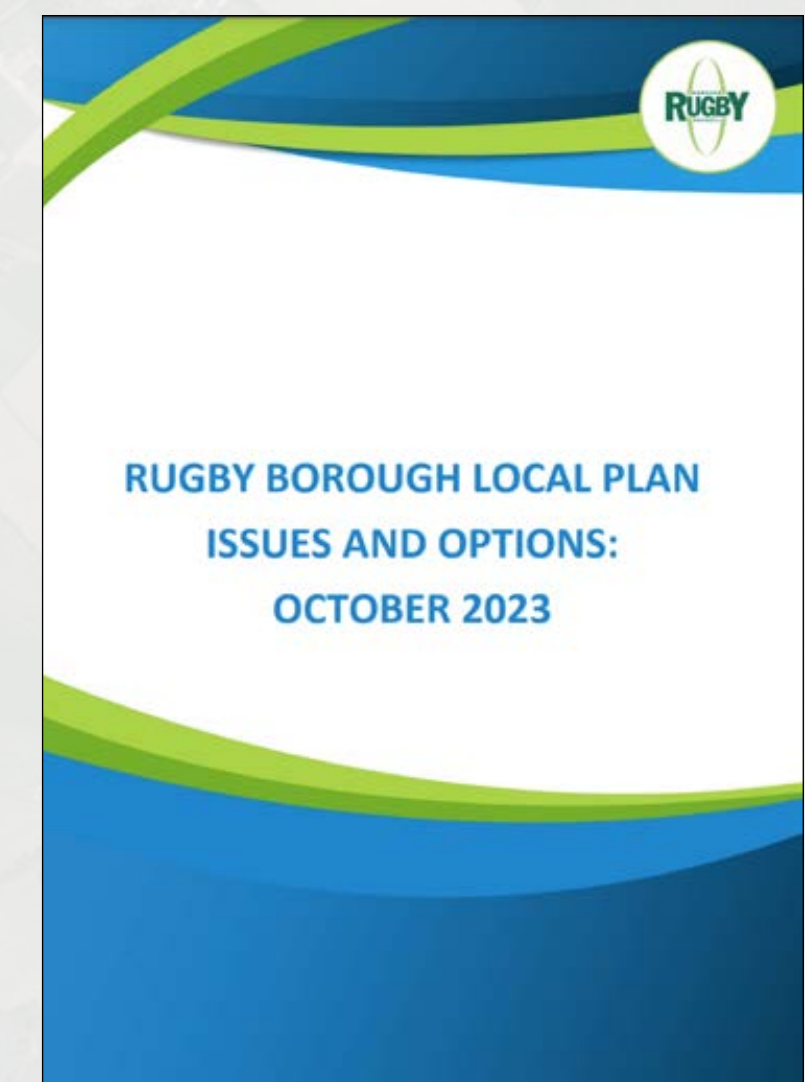
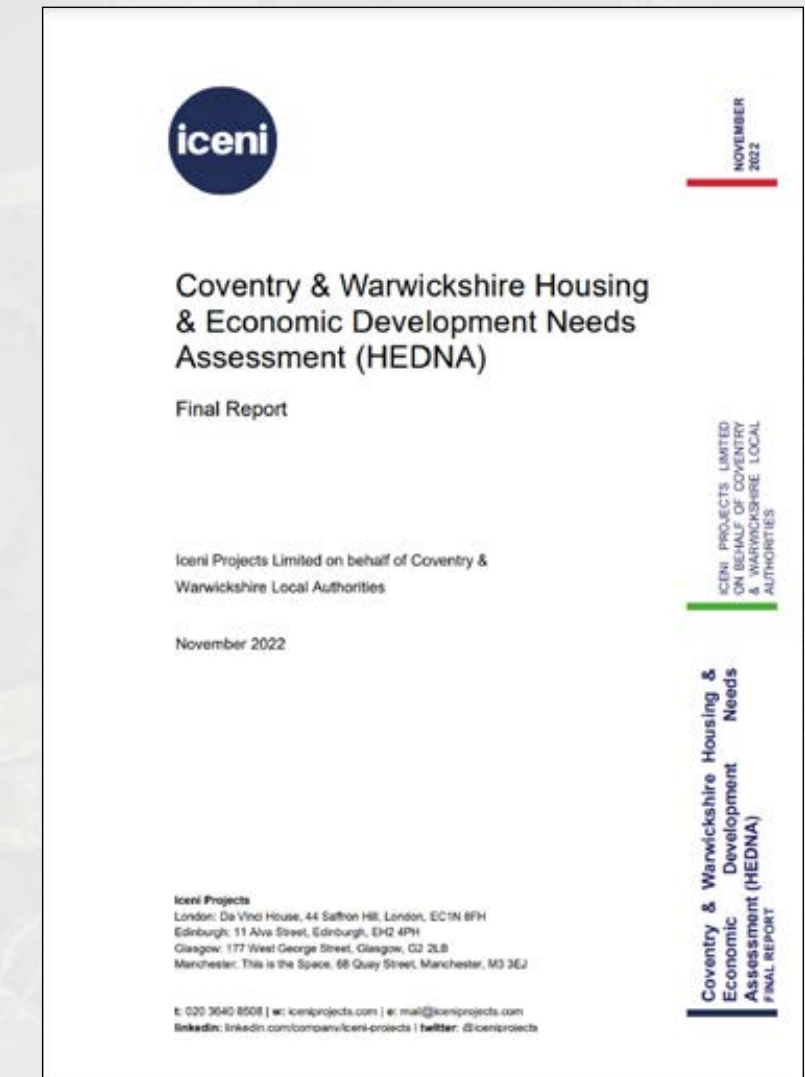
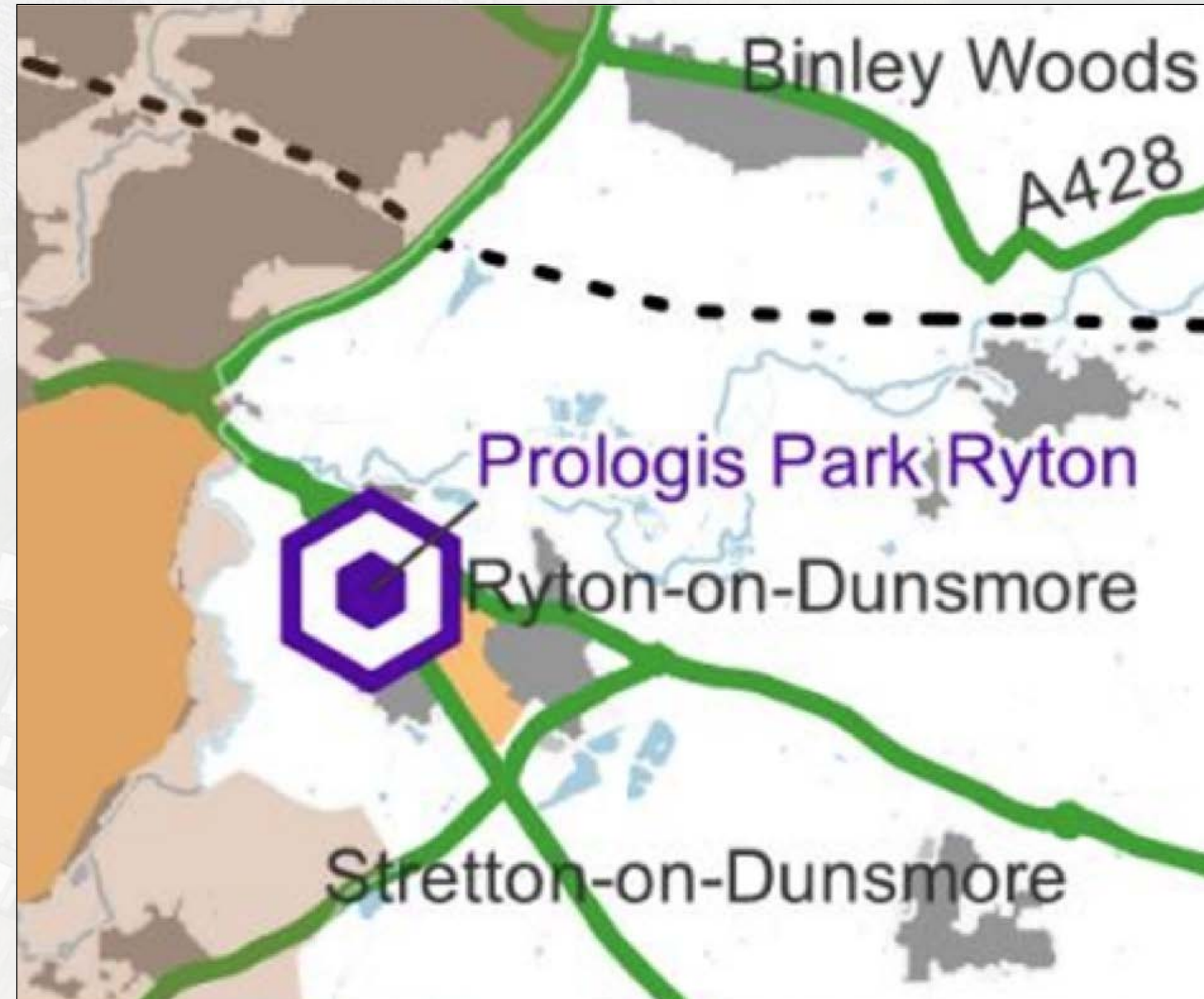
These proposals respond to a demonstrable need for additional strategic employment land. The subject site is located on the edge of Coventry's urban area and has the potential to deliver significant employment growth to meet the needs of the area.

The recently published Coventry and Warwickshire Housing and Economic Development Needs Assessment (HEDNA) (2022) supports the requirement for further employment land. It includes an assessment of both general industrial and strategic B8 storage and distribution requirements (the latter being defined as buildings over 9,000sqm).

The HEDNA identifies a total need of 621.9 hectares for general industrial uses and a demand forecast figure of 551 hectares for strategic B8 warehousing land across Coventry and Warwickshire over the 20 year period 2021 to 2041. These figures combined identify that there is clearly a very significant need for employment land in the area across the plan period.

The subject site is located in the M45/A45 corridor, which the HEDNA specifically identifies as a key potential corridor within the sub-region to accommodate strategic B8 development, due to its proximity to Coventry as a main population centre.

Rugby Borough Council's Issues and Options Consultation Document identifies the site as a potential location for large scale employment development. This reflects the fact it is a highly sustainable location for strategic scale employment, and is a logical choice for contributing to the employment land supply in the plan period.



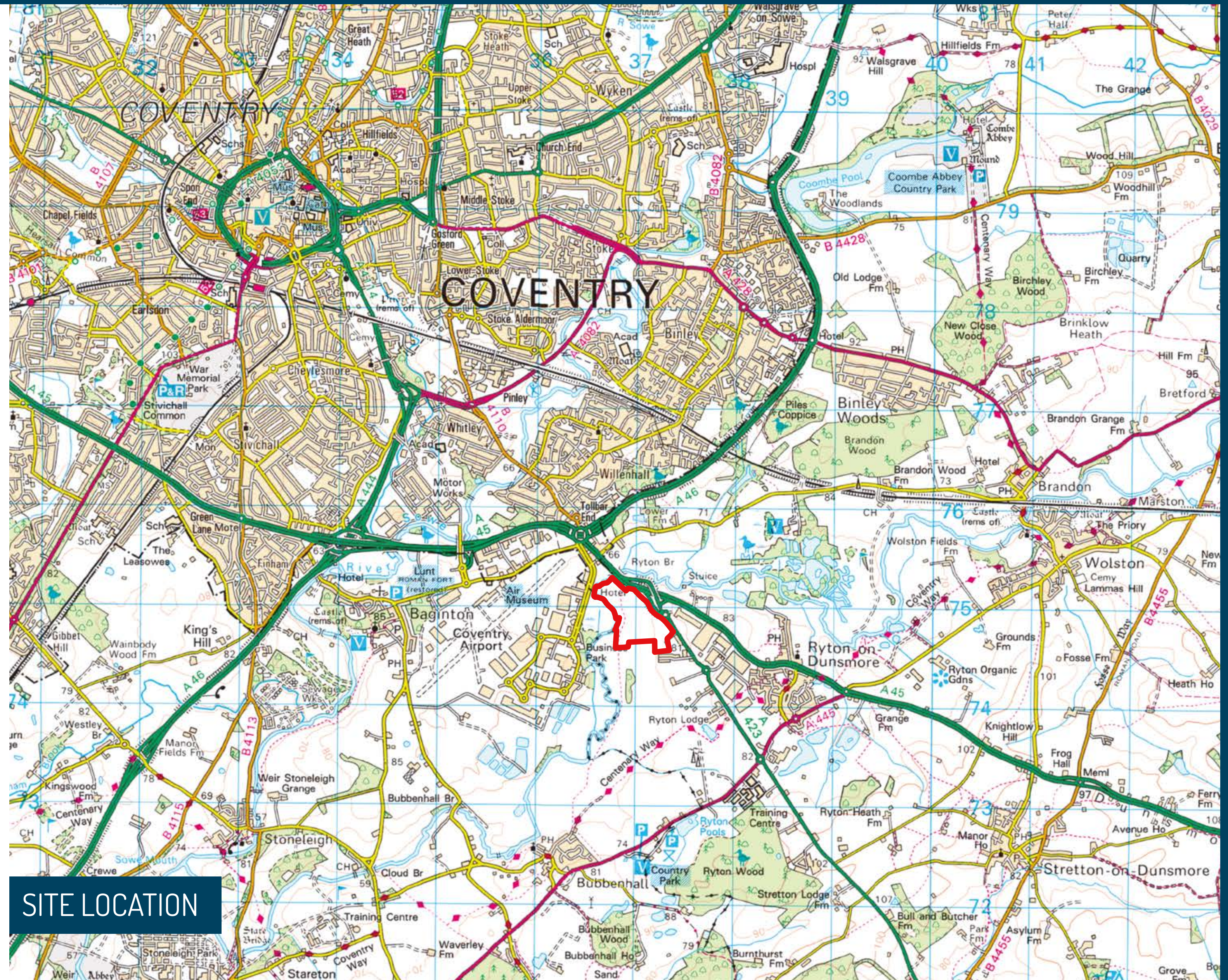
SITE CONTEXT

The site occupies an urban edge location on the western boundary of Rugby Borough south-east of Coventry. It is located immediately south of the A45, and east of the A423, adjacent to Prologis Park, Ryton and is therefore situated in a highly strategic location, both in terms of access to the strategic road network and access to a substantial labour pool.

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 scale of the land available would enable the delivery of an employment scheme of a strategic scale including extensive green infrastructure to provide biodiversity and recreation benefits.



SITE LOCATION

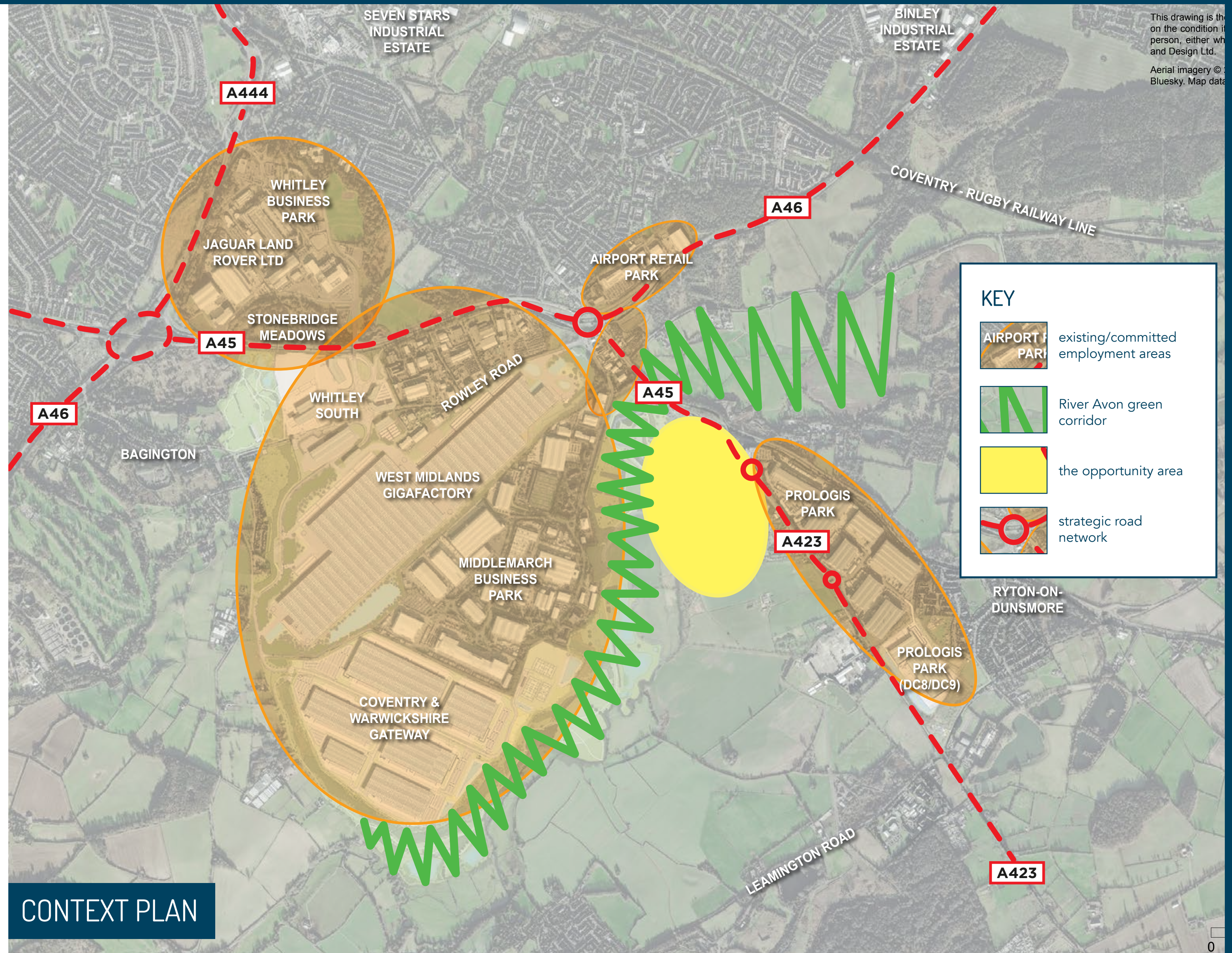
SITE CONTEXT

The site is located within an established commercial area, where there is proven demand for strategic employment as evidenced by the HEDNA and take up of space at neighbouring developments.

The site is extremely well contained by highway infrastructure and by existing commercial development as demonstrated on the Context Plan. 'Prologis Park Ryton' lies to its immediate East, Middlemarch Business Park to its west with Coventry Airport (including the consented Gigafactory) beyond, and Coventry and Warwickshire Gateway to its south-west. The A45 linking to the A46 at Toll Bar island lie to the sites immediate north.

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.



CONTEXT PLAN

THE SCHEME

The emerging masterplan for the site seeks to provide the opportunity for large format, high quality logistics or manufacturing (B2/B8 use classes) space set within extensive green space with high quality formal landscaping areas for public access, as well as areas for biodiversity enhancement. The masterplan on the following 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:



Site Area and scheme capacity:

A total site area of around 30ha with the capacity for approximately 72,000sqm (775,000sfqt)



Access:

A direct access from the A423/A45 interchange



Employment:

Creation of over 900 new jobs based on a conservative floorspace/jobs calculation using the HCA Employment Density Guide (2015)



Landscaping and ecology:

Around half the site, approximately 15 hectares, dedicated to green and blue infrastructure including a community park on the western side of the site alongside the River Avon corridor to provide extensive public access and biodiversity benefits.



Sustainable Access:

Connections to existing high quality footpaths and cycleways together with access to established public transport services.








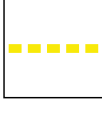






Climate Resilience:

Low carbon construction together with on-site renewable energy generation through roof mounted solar panels



DEVELOPMENT IN CONTEXT

CONCEPT MASTERPLAN

-  Site Boundary
-  Existing Trees / Woodland
-  Existing Hedgerows / Other Planting
-  Existing Ponds / Water Features (including off-site)
-  Existing public right of way
-  Footpaths and/or cycleways
-  Primary cycle access to the site
-  Proposed Woodland / Structural Planting / Scrub
-  Proposed / Translocated Hedgerows
-  Grassland / Open Space (Existing and Proposed)
-  Proposed Ponds / Wetlands / Drainage Features
-  Proposed Individual / Hedgerow Trees / Small Tree Groups

ILLUSTRATIVE MASTERPLAN



LANDSCAPE-LED APPROACH

The proposed scheme will be landscape-led, 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. As a result, it is proposed that over 15ha of the site can be dedicated to green spaces and landscaping.

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. A scheme on this site would be genuinely sustainable and climate resilient.



New and enhanced public footpaths and cycleways, connecting the site with green spaces and increasing public access to nature



High quality landscaping to continue throughout the built development zones of the site



Opportunities to dedicate certain areas to nature recovery



Landscaped mounds will screen the development

COUNTRY PARK

The site presents a unique and special opportunity to deliver a significant area of dedicated green space, to include a variety of different habitats, extensive public access alongside areas dedicated for nature recovery.

This area could link to the existing Coventry and Warwickshire Gateway Community Park immediately to the west of the River Avon. It is envisaged that the two areas could be linked by a new footbridge across the River Avon, to ultimately create a destination Community Park.

The resulting joined-up Community Park would total over 100 hectares, enabling public access to vast areas of both green and blue infrastructure and enjoy, for example, scenic riverside walks, wildlife sightseeing, running routes, dog exercise areas, children's play areas, and more.

It is envisaged that there will be an extensive network of new on-site footpaths, cycleways and trim trails, as well as wild spaces to allow flora and fauna to flourish undisturbed. Extensive tree planting would also take place, with thousands of new trees introduced to the site. Areas alongside the River Avon present opportunities to create attenuation ponds and wetland habitats.

The scheme therefore presents opportunities for increased public access to nature, new and enhanced habitats for wildlife, and sustainable drainage systems.



over 15ha of land dedicated to green space;



extensive strategic woodland planted along the site perimeter with landscape bunding;



Potential to deliver significant wetland habitats;



Extensive areas of open green space with informal pathways and cycleways



THE CLIMATE EMERGENCY

CLIMATE RESILIENCE

Achieving carbon neutrality will be one of the scheme's key aspirations. Fundamentally, the site has the locational and physical attributes to meet the objectives of sustainable development and to work towards carbon neutrality. There is ample opportunity to incorporate and enhance green and blue infrastructure, and to deliver meaningful climate mitigation measures. The scheme will set a framework for sustainable building design and renewable energy generation and use.

The site will be developed in a highly environmentally sustainable way with energy efficient buildings, enabling future occupiers to become carbon neutral in their business activities.

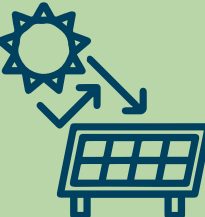
To help achieve this, measures that could be incorporated include:



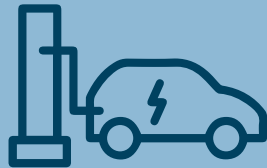
Improvements to the site's existing bus connectivity and footpaths/cycleways to encourage sustainable access to the site



Sustainable storm water drainage and attenuation on-site as part of green infrastructure.



The use of roof top photovoltaic panels on the units to deliver on-site renewable energy generation



The provision of electric vehicle charging points throughout the site



The provision of cycle storage and changing facilities with support for cycle purchase



BUILDING DESIGN

Each component of the scheme will be carefully designed to deliver a truly sustainable development. As well as a site wide approach to green infrastructure and climate resilience, the campus will incorporate a bold approach to building design. Buildings will be designed to reduce energy demand, to be low carbon construction and incorporate design elements which add 'architecture' and interest to contemporary warehouse units.

The approach to building design will:

- Target BREEAM rating of outstanding
- commit to achieving an EPC rating 'A' and high levels of thermal insulation
- utilise low level LED lighting and incorporate roof lights to promote natural lighting
- achieve high levels of air tightness
- use low embodied carbon materials
- use of green walls and green roofs where appropriate



ACCESS AND SUSTAINABLE TRANSPORT

ACCESS TO THE STRATEGIC HIGHWAY NETWORK

The site fronts the A423 which forms the main route between Coventry to the northwest and Banbury. The A423 provides direct access to the A45 and A46 which provide connectivity to Coventry and Rugby. These routes also connect to the wider strategic road network, with the M6 and M69 to the north, M1 to the east, M40 to the south and M42 to the west.

SITE ACCESS

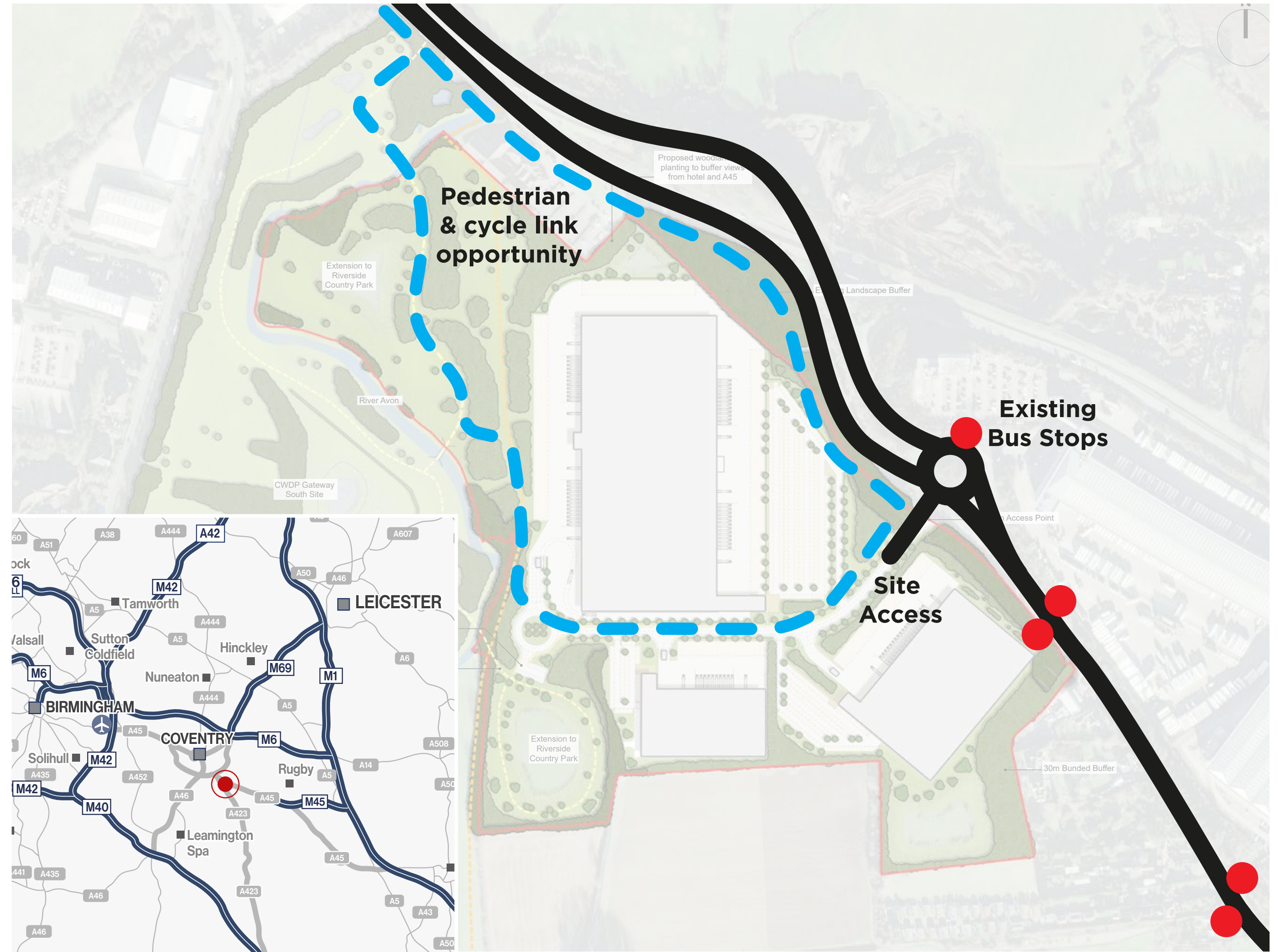
As illustrated on the plan to the right, it is proposed that a fourth arm is added to the existing A45/A423 interchange roundabout to provide access to the site.

SUSTAINABLE TRAVEL

The site is situated in a highly sustainable location and is easily accessible by foot, bicycle, and bus. There is a genuine choice of sustainable access modes to the site; it is not reliant on cars. 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 pool of potential employees within easy cycling distance of the site.

In terms of public transport, several bus services already operate between Coventry, Leamington Spa and Rugby including services 25, 86, and 63, and bus stops for these routes are located along Oxford Road (A423) immediately outside the site access. The site is therefore well served by buses.



CONCLUSIONS

This brochure has introduced the concept of a strategic employment scheme on land west of A423 in Ryton-on-Dunsmore, and has sought to explain how the site's location is an appropriate and logical choice for future strategic employment development.

The site has the potential to make a meaningful contribution to the strategic employment needs of Rugby Borough Council and is ideally located on the urban edge of Coventry, representing a sustainable option for large scale development.

The site also has a unique opportunity to deliver extensive green spaces, most of which could comprise an extension to the existing (committed) community Park on the west of the River Avon. These green spaces would offer both ecological enhancements and increase public access to nature.

We would welcome the opportunity to engage further with Rugby Borough Council regarding the prospects of this site.