

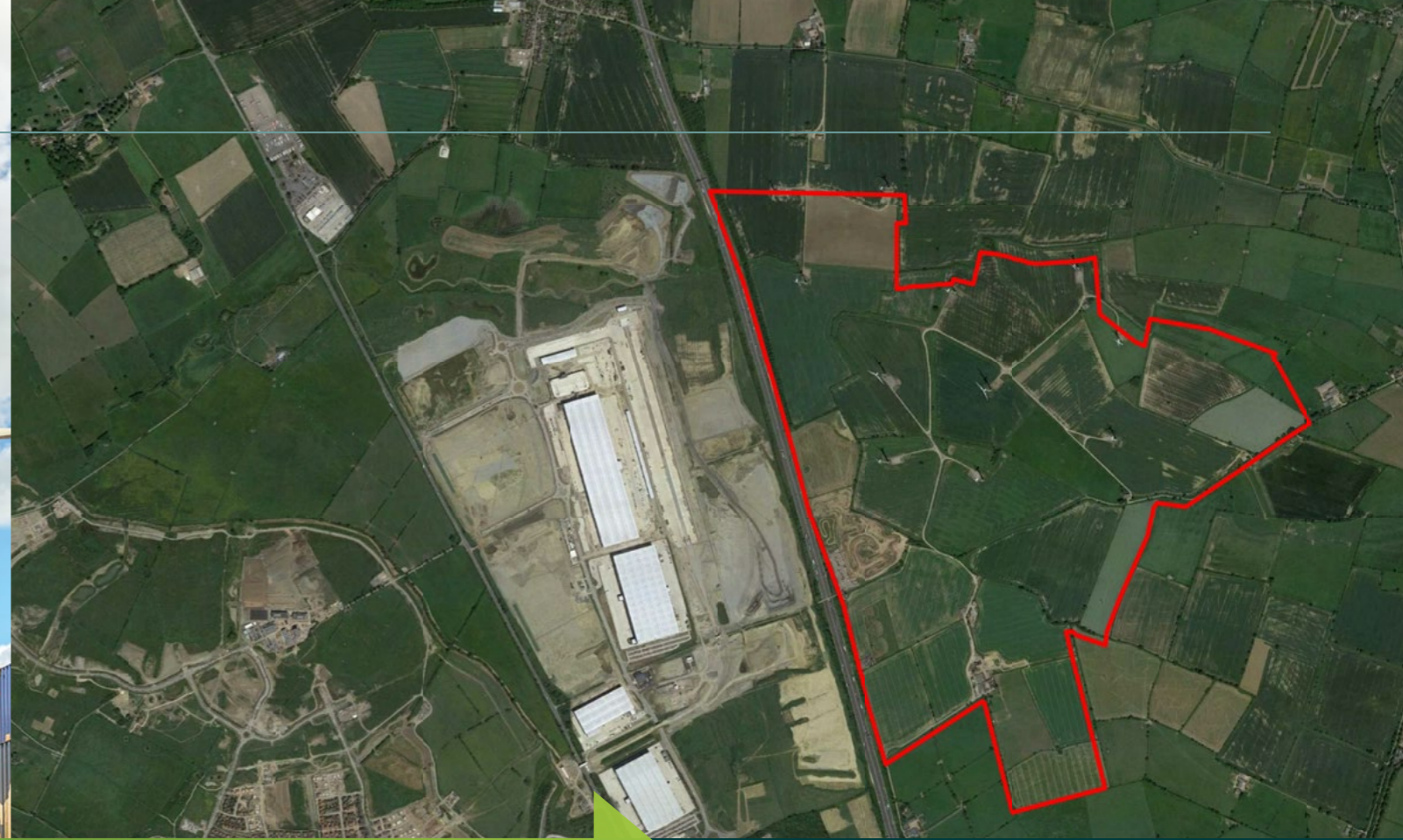
DIRFT IV VISION SUMMARY

THE UK'S LEADING RAIL-SERVED
LOGISTICS PARK

[PROLOGIS.CO.UK/DIRFT](https://prologis.co.uk/dirft)

OCTOBER 2022





INTRODUCTION

This document sets out Prologis' vision for the future expansion of Prologis RFI DIRFT on land east of the M1.



ABOUT DIRFT

Over the last 18 years at Prologis RFI DIRFT, we are proud to have worked with the Local Council and communities to create the UK's most successful rail served logistics park. Employing well over 10,000 people in an ever-expanding range of jobs. It is the first park of its type to deliver:



ABOUT PROLOGIS

Prologis is the leading global real estate provider in industrial and logistics buildings. We deliver much more than just buildings; we create places where our customers and communities can flourish.



A LORRY PARK TO PROVIDE WELFARE FOR DRIVERS



A HUB BUILDING AND DEDICATED TRAINING PROGRAMME



CREATION OF LILBOURNE MEADOWS NATURE RESERVE



RAIL TERMINAL

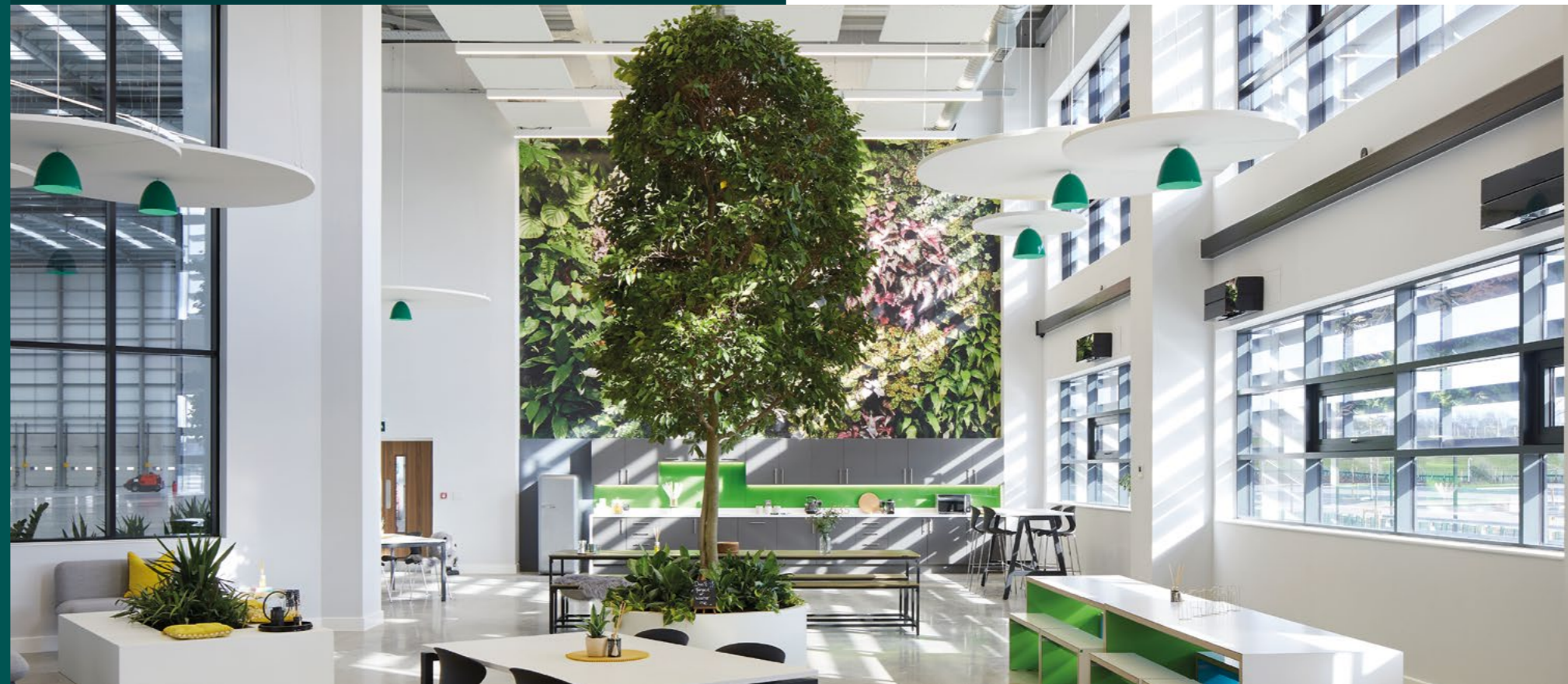
a kilometre long rail terminal that allows the sustainable transportation of goods via rail freight that will save money and help save the planet

OUR VISION

Prologis is seeking to take its flagship RFI DIRFT project into the future and create a truly outstanding development for West Northamptonshire that everyone can be proud of.

West Northamptonshire Council is preparing a new Strategic Plan which will guide development in the area up to 2050.

The potential expansion of RFI DIRFT to meet the Council's objectives for sustainable economic growth and investment is recognised on land to the east of the M1 (Spatial Option 3a).



Indicative image of meadowlands

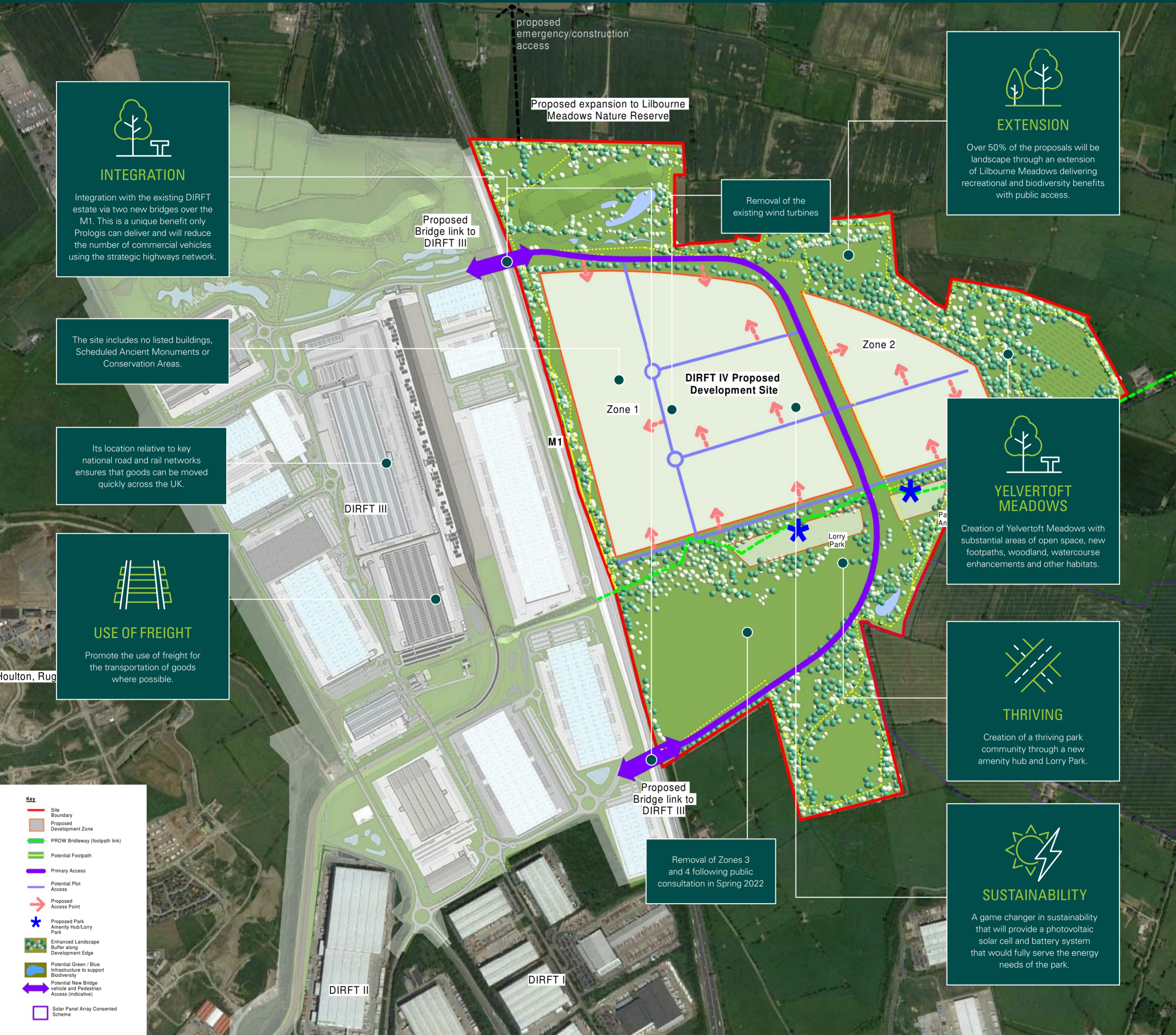
OUR PROPOSALS

Prologis RFI DIRFT is the UK's premier logistics park due to its optimum location for warehousing and logistics in the centre of Britain, with strategic road connections to the M1 and M6/A14 interchange.

We are seeking to build on the success and legacy of DIRFT through the expansion of the park to deliver around 4 million sq ft of logistics floorspace set within a vast parkland area that will create new habitat areas. The expansion of DIRFT will be achieved via private road connections to the existing estate on the west of the M1. The ability to link the site to DIRFT is a unique benefit that only Prologis can deliver and will reduce the number of commercial vehicles using the strategic highways network.



PROPOSAL MASTER PLAN



INTEGRATION

Integration with the existing DIRFT estate via two new bridges over the M1. This is a unique benefit only Prologis can deliver and will reduce the number of commercial vehicles using the strategic highways network.

The site includes no listed buildings, Scheduled Ancient Monuments or Conservation Areas.

Its location relative to key national road and rail networks ensures that goods can be moved quickly across the UK.

USE OF FREIGHT

Promote the use of freight for the transportation of goods where possible.

EXTENSION

Over 50% of the proposals will be landscape through an extension of Lilbourne Meadows delivering recreational and biodiversity benefits with public access.

VELVERTOFT MEADOWS

Creation of Velvertoft Meadows with substantial areas of open space, new footpaths, woodland, watercourse enhancements and other habitats.

THRIVING

Creation of a thriving park community through a new amenity hub and Lorry Park.

SUSTAINABILITY

A game changer in sustainability that will provide a photovoltaic solar cell and battery system that would fully serve the energy needs of the park.

- Key**
- Site Boundary
 - Proposed Development Zone
 - PROW Bridleway (footpath link)
 - Potential Footpath
 - Primary Access
 - Potential Plot Access
 - Proposed Access Point
 - Proposed Park Amenity Hub/Lorry Park
 - Enhanced Landscape Buffer along Development Edge
 - Potential Green / Blue Infrastructure to support Biodiversity
 - Potential New Bridge Vehicle and Pedestrian Access (indicative)
 - Solar Panel Array Consented Scheme

WHAT ARE THE BENEFITS OF THE SCHEME?



1

INVESTMENT, JOBS AND TRAINING

At Prologis we are committed to investing in people through the Prologis Warehousing and Logistics Training Programme (PWLTP) to train and reskill unemployed people by equipping them with the knowledge needed to pursue a career in logistics.

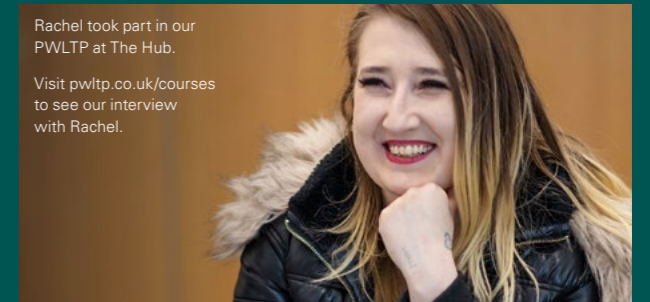
AT DIRFT IV WE WILL:

Continue the successful training programme at RFI DIRFT by investing in people further, through the creation of over 6,000 jobs at the operational phases of development.

Our research has shown that logistics jobs are evolving and will create specialist and highly skilled careers in HR, robotics, engineering, and coding.

THE PROPOSALS WILL GENERATE OVER:

- £219M GVA PER ANNUM
- £10.5 MILLION IN BUSINESS RATES REVENUE PER ANNUM



Rachel took part in our PWLTP at The Hub. Visit pwltp.co.uk/courses to see our interview with Rachel.

2

ENVIRONMENTAL STEWARDSHIP, SOCIAL RESPONSIBILITY AND GOVERNANCE (ESG)

At Prologis we want to build a sustainable future. We have embedded environmental stewardship, social responsibility and governance (ESG) across our business.

AT DIRFT IV WE WILL DELIVER:

A game changer in sustainability through the following measures:

- Provision of photovoltaic solar cell and battery system that would fully serve the energy needs of the park.
- A net zero carbon development through exemplar standards in sustainable design and construction.
- Promotion of the use of rail freight for transportation where possible.

OUR VISION

Create and foster change – deliver cheaper power and lower energy costs.

THE RELEVANCE

We want to counter climate change and be a catalyst to deliver more sustainable power generation.

THE BENEFIT

We want DIRFT IV to generate more power than it uses.

THE EVIDENCE

We are leaders in sustainability.



Prologis is the only logistics developer, globally, to be awarded HRH Terra Carta Seal for Sustainability.



Working in partnership with Cummins Ltd, Prologis has completed the first logistics building in the UK to go beyond zero carbon in both construction and operation.

3

PARKlife™

At Prologis, the creation of a place that provides customer and local community well-being is integral to the success of our Parks.



AT DIRFT IV WE WILL DELIVER:

A landscape-led development which delivers biodiversity net gain and will create recreational benefits for the whole community through the provision of:

- An extension of Lilbourne Meadows to include extensive native planting and habitats and public access.
- Creation of Yelvertoft Meadows with substantial areas of open space, new footpaths, woodland, watercourse enhancements and other habitats.
- Creation of a thriving park community through provision of an amenity hub and Lorry Park.
- Integration with the existing DIRFT estate via two bridges over the M1 which will create real highways benefits.

IN CONCLUSION

TIME SCALES

Prologis is looking to work with the Council and local communities through the plan-making process. There are various stages for the Council to go through before the New West Northamptonshire Strategic Plan will be put in place. We anticipate that the proposals for DIRFT IV would not come forward until around 2030.

SUMMARY

We are a significant investor in West Northamptonshire. RFI DIRFT is already a global trailblazer in sustainable development and place-making. DIRFT is a scheme that we should all be proud of. Our proposals at DIRFT IV will take this development to another level. It is a real game changer for West Northamptonshire Council.

WHAT'S NEXT

We are holding a series of meetings with the Parish Councils to develop our plans and obtain feedback on the vision of the scheme and the development principles.

WE WANT TO HEAR FROM YOU.

DIRFTIV@PROLOGIS.COM