Welcome

Welcome to the exhibition on proposals for the land at Coleshill Interchange at Junction 4 of the M6. Prologis is excited to share the plans which will deliver an exemplary advanced manufacturing and logistics-led development.

Presence in West Midlands

Prologis is proud of its work in the UK, both nationally and locally within North Warwickshire.

Prologis has been active in North Warwickshire for a number of years, and is a committed investment partner in the West Midlands. Over the past decade, Prologis has invested **over £1 billion** delivering critical infrastructure in the region. This includes **Prologis Park in Hams Hall** in North Warwickshire, a proven successful location to occupiers such as **Jaguar Land Rover, AMG Logistics and LTS Global Solutions**. The Park's success stems from its optimal location for manufacturing and logistics, attracting world-class companies and a skilled workforce.



Jaguar Land Rover at Prologis Park Hams Hall

Net zero commitment

Prologis has made a commitment to achieve net-zero greenhouse gas emissions by 2040; this commitment has been validated by the Science Based Targets initiative (SBTi).

In the UK, all new Prologis buildings will achieve **EPC A+**, which means they are net-zero for regulated energy use. We also target a **BREEAM Outstanding** rating. Prologis is driven to achieve sustainable growth through partnership, underpinning local inward investment and developing beyond net-zero developments that foster innovation and bolster the UK economy.

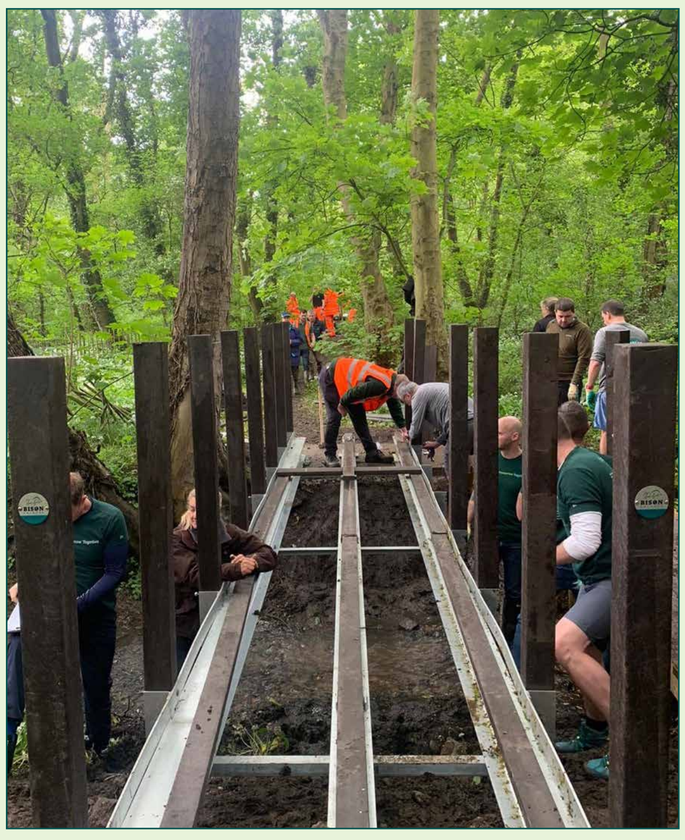
Every year, Prologis employees around the world engage in the company's annual IMPACT day. In 2023, Prologis UK held their IMPACT day to improve the Church Pool Covert, part of Tame Valley Wetlands at the Hams Hall Environmental studies centre, by installing two bridges, restoring pathways, building an outdoor learning space, and adding new seating.

These efforts, which prioritised recycled and sustainable materials, enhanced community access and protected local wildlife.





Rooftop Solar Panels and EV Charging Station at Prologis buildings





IMPACT Day 2023 - Hams Hall Environmental Studies Centre

Coleshill Interchange

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Prologis is bringing forward plans for Coleshill Interchange, a proposed new employment park that will create space for growing businesses and new jobs. Our nearby development at Hams Hall is now complete and fully occupied, demonstrating strong market demand. Regional studies also highlight the continued need for additional high-quality employment space, as businesses continue to seek well-located, modern premises to support their investment and growth.

Coleshill Interchange

Coleshill Interchange is extremely well-located to the strategic highway network being contained by the M6/ M42 link road to the north, the M6 to the south, and the A446 to the west which form strongly defined boundaries.

The scheme will support economic growth, inward investment and bring not just jobs but also training and education opportunities to North Warwickshire. Our proposals will look to address the critical need for well-connected buildings and infrastructure that drives investment, supports local communities and delivers sustainable development at the heart of the West Midlands' transport network.



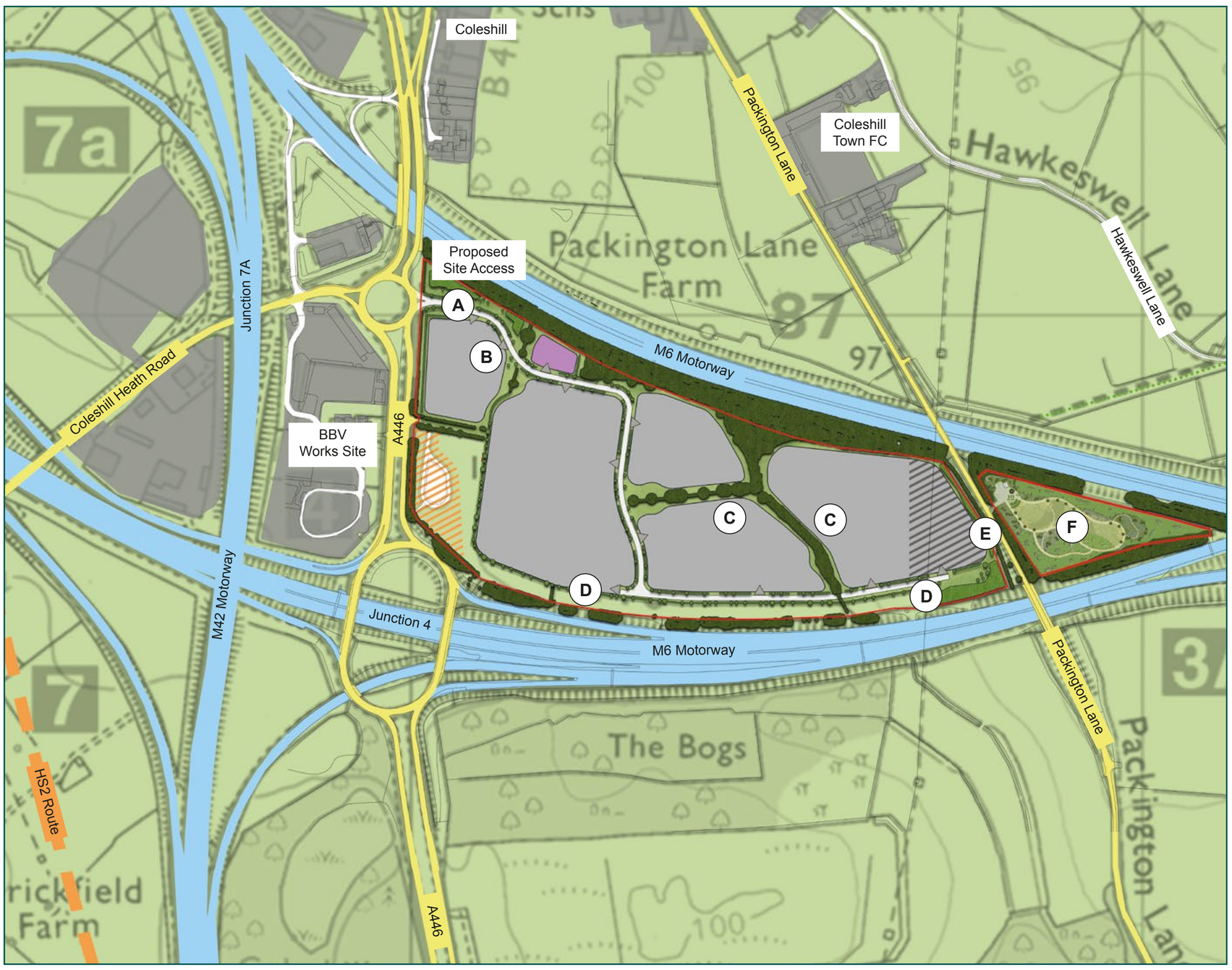
Prologis Parks

Site location

Masterplan

Coleshill Interchange will be a game-changer in taking an innovative approach to placemaking and, through a landscape first approach, it will deliver a multitude of benefits including:

- North Warwickshire's first dedicated logistics training and education facility providing onsite training for local schools and the community through Prologis' Warehouse Logistics Training Programme (PWLTP).
- Sensory Garden designed in partnership with **Woodlands School**, Coleshill to provide an area of educational open space for schools and the local community.
- **80,000 sq.m (860,000 sq.ft)** of the highest quality industrial and logistics space.
- Around **700** direct jobs.
- A managed and secure overnight lorry park with driver's amenity block.
- Landscape-led masterplan retaining all significant trees and hedgerows on site.



The Masterplan

Landscape features

- **A** Landscape gateway entrance to the site
- **B** Conserved large tree as focus to entrance
- **C** Conserved trees as part of retained landscape corridors
- **D** Enhanced landscape / planting perimeter to the site
- **E** Pedestrian / cycle access to Packington Lane
- **F** Dedicated Sensory Garden designed in partnership with Woodlands School, Coleshill. Providing open space and accessible educational facilities

Key

- Site boundary
- Existing woodland / trees / planting / hedgerows (indicative)
- Proposed woodland / structural planting
- Proposed trees and hedgerows
- Proposed scrub
- Proposed grassland (including scattered scrub & wildflower / conservation meadows)
- Development zone – use classes B2/B8, training hub & lorry park (incorporating landscape & sustainable drainage proposals)
- Indicative vehicular access to development zones
- Hub training and education facility
- Lorry park
- HS2 route
- HS2 Works
- Open countryside

Placemaking

Coleshill Interchange will pioneer our new approach to embedding a placemaking strategy.

The scheme will raise the bar through the design and delivery of placemaking which includes a trim trail through the site.



Example of Prologis Trim Trail

The Hub

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Coleshill Interchange will deliver an on-site dedicated centre for training and education, a first for North Warwickshire, to work directly with local schools and the community.

Leveraging an unparalleled knowledge and delivery expertise in the employment sector, Prologis will facilitate industry recognised qualifications no matter what age, background or education through the **Prologis Warehouse Logistics Training Programme**.

The programme will train people leaving education and re-skill the unemployed by equipping them with the knowledge needed to pursue a career in logistics.

As part of Prologis' wider commitment to skills training, a partnership with the Woodlands School provides support and further education for students.

As part of this, the Woodlands School will identify and select students for the programme each year. Upon completion, our training provider will explore and support inclusive employment opportunities and job placement for the students in collaboration with the career lead at Woodlands School, offering students a pathway to sustainable employment.





The Hub at DIRFT



Illustrative image of the Hub at Coleshill Interchange

PARKlife™

PROLOGIS®

Coleshill Interchange will champion placemaking and our initiative by creating unique spaces and places for the employees, schools and communities.

Prologis has collaborated with the Woodlands School, Coleshill - a specialist school for children with special educational needs and disabilities (SEND) - to create a new outdoor learning space. Designed in close partnership with the school, the space will support pupils' learning and development in a safe, engaging environment tailored to their needs. The space will also be available for use by local schools and groups with activities exploring growing, biodiversity and local flora and fauna. It allows for the wider community to become part of an active learning space around urban agriculture and growing.

RESPECT · INTEGRITY · COLLABORATION
WOODLANDS SCHOOL
PROUDLY PART OF UNITY MAT

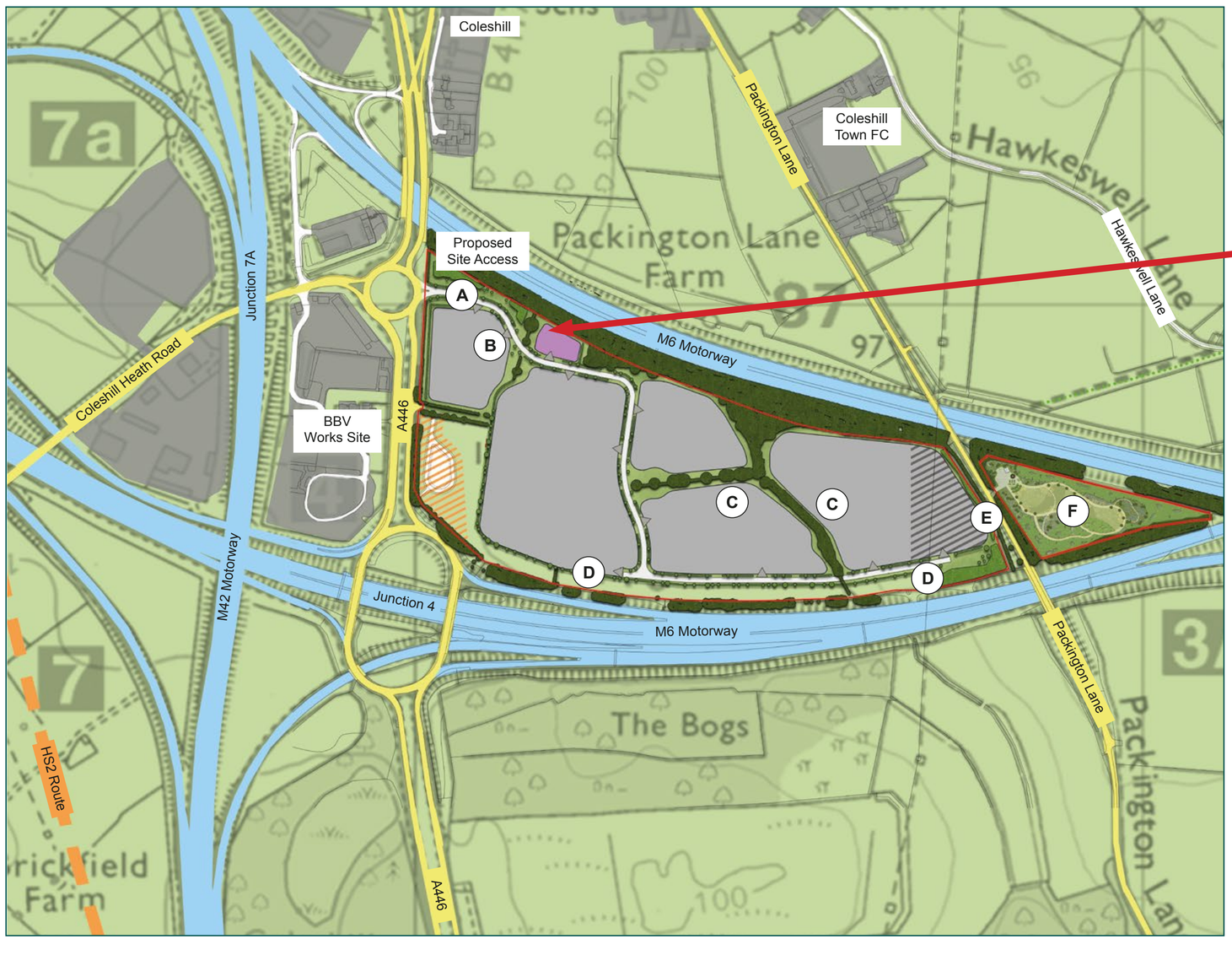
Outdoor learning space



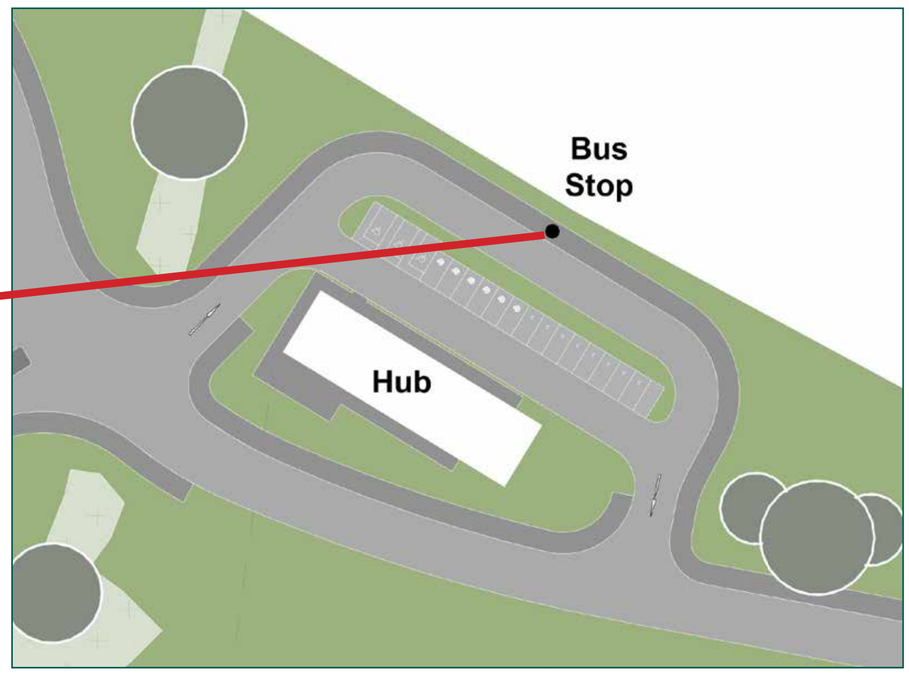
A Activity area
B Species rich wildflower meadows
C Potential Wetland/Natural area
D Woodland edges
E Tree groups
F Footpath

PARKlife™ projects

Transportation



Proposed Site Access



Proposed bus stop plan



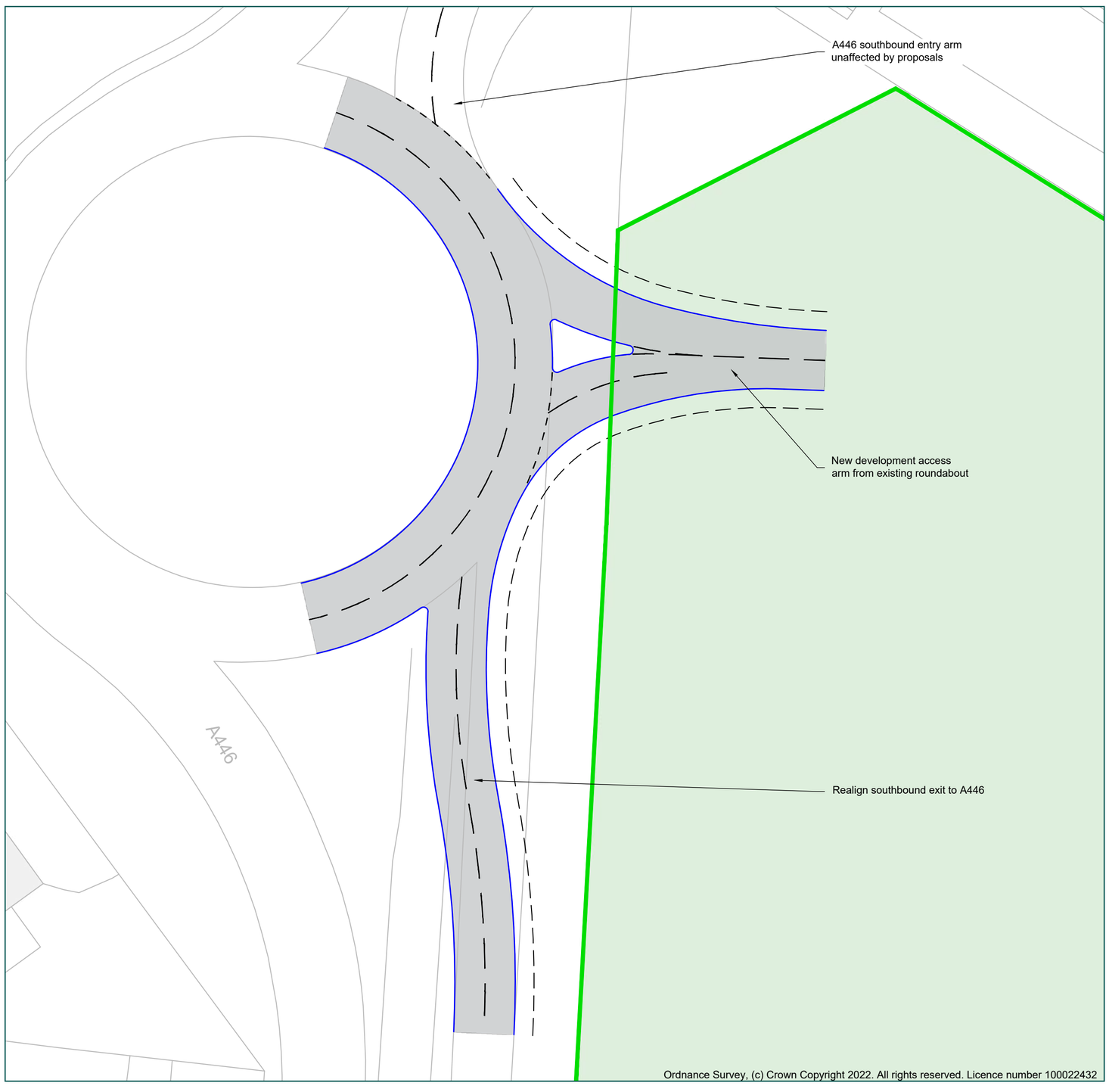
X13 Bus Service
Birmingham City Centre - Coleshill - Chelmsley Wood

Sustainable transport strategy

Vehicle access to the site is planned from the existing roundabout on the A446 which has been carefully assessed as being a safe and suitable access. This location provides quick and direct links to Junction 4 of the M6 and the M42. Importantly there will be no vehicular access from Packington Lane into the buisness park, meaning HGVs will not be routed through residential areas.

The site is situated in an accessible location which is within close proximity to existing bus stops situated on Coventry Road providing access to a frequent bus service (X13) from Birmingham City Centre to Chelmsley Wood via Bromford Estate, Castle Bromwich, Water Orton and Coleshill.

The site is also capable of securing pedestrian and cycle access to surrounding residential areas.



Layout of Main Access to the Site

Sustainability

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Prologis has committed to achieving 100% carbon neutral construction globally by 2040 and was awarded the Terra Carta Seal at the COP26 summit by HRH King Charles.

Prologis is uniquely recognised as the **only logistics developer globally** to be awarded the Terra Carta Seal, an international endorsement awarded to companies driving positive environmental change.The Seal acknowledges companies actively working towards a sustainable future, particularly global companies demonstrating a strong commitment to creating sustainable markets.

A global leader in sustainability and innovation

Net Zero

Global commitment to achieve Net Zero emissions in operations by 2040.

Partnerships

We work in partnership with national, regional and local government to understand energy and sustainability needs and deliver solutions for clean, green growth.

Investment

We are open to investing, at scale in battery storage, helping to boost grid stability and contribute to the UK's energy security.

Solar

266MWp

In the UK, all our buildings have been solar PV ready for the past 15 years and our UK portfolio has the potential to generate 266 MWp of energy per year.

5.5MW

In the UK we have 40+ Solar PV sites. From our first installation in 2014, Prologis UK now generates 5.5MW of solar renewables. Current plans see a further 18MW across 37 sites.

1GW

Prologis is the second largest on-site solar provider in the US and is already halfway toward its goal of 1 gigawatt (GW) of solar supported by storage by 2025.

Next steps

North Warwickshire Borough Council has started to review the current adopted Local Plan (2021) and will be allocating additional sites in the borough to meet employment need for the new plan period.

Prologis is promoting their site at Coleshill Interchange to contribute towards the employment land need. This consultation is to seek feedback on the proposals to inform our submissions to the emerging local plan, and to garner views on the proposals ahead of the submission of a planning application.

The current timetable for the Local Plan review is as follows:

October/November 2025
Issues and Options public consultation

Spring/Summer 2026
Draft Plan public consultation

Autumn 2026
Examination in public

Winter 2026
Adoption of new Local Plan

Please take a few minutes to fill in one of the feedback forms provided. Prologis would be grateful for your comments on the proposals for the land at Coleshill Interchange.

Feedback can also be submitted via:

prologis@connectpa.co.uk 0800 029 7171 www.coleshillinterchange.com