

A5 East Logistics Park

Public consultation: 26 June – 10 July 2025

Proposals for high-quality employment space on a former quarry site south of Gibbet Lane and east of the A5.

Ashfield Land owns part of the extensively quarried land between Gibbet Lane and the A5. The work to extract materials from this site is now complete and Ashfield Land is looking to regenerate it to deliver much-needed new jobs and to bring lasting economic life to the site.

A5 East Logistics Park will deliver over **58,000 sq m of new commercial space** in the heart of the UK's 'Golden Triangle' for logistics, providing **hundreds of new jobs** in a growth sector and **attracting new investment** into the area.

Our proposals will be based on **high standards of design, sustainability and landscaping** and will also **support nature and biodiversity** by restoring and enhancing habitats.

Before we submit a planning application, **we're holding a public consultation on the proposals**. We want to hear your views on our emerging plans. To get involved, please visit our website (see details overleaf) where you'll find images and details on what's being proposed, plus a feedback form you can use to share your views.

Meeting demand for logistics space

The site is situated at the heart of the UK's Golden Triangle for logistics, widely acknowledged as the most sustainable location in the UK due to its close proximity to the M1, M6 and A5.

There is an acknowledged need for more logistics space to meet demand in the area which is in large part driven by the structural shift in the retail market with greater reliance on online shopping. A5 East Logistics Park can contribute towards meeting this demand.

Highways and infrastructure

We recognise the importance of the A5 and key local junctions such as the Gibbet Hill roundabout, and we have already had useful conversations with National Highways, Leicestershire County Council and Warwickshire County Council as part of our early technical work.

We will continue to work together with these stakeholders as we progress our plans and refine a robust approach to the road network and address local and technical issues.

Supporting the local economy

Logistics is a growing sector that can deliver long-term economic growth and contribute to building a strong and sustainable economy – both locally and nationally – through delivering hundreds of new jobs and attracting millions of pounds in investment.

A5EAST

A5/A426 ROUNDABOUT

GIBBET LANE

A5


Ashfield Land

GIBBET LANE



We're preparing an outline planning application to submit this summer. As the site crosses the boundary of Harborough District Council and Rugby Borough Council, we will be submitting the application to both authorities. This indicative site layout shows what we are proposing.

Find out more and have your say

We're inviting comments on our proposals from 26 June to 10 July 2025.


To find out more and to submit feedback, please visit our website: www.A5east.co.uk


If you would prefer to submit comments via a hard copy questionnaire, please get in touch using the contact details at the bottom of this leaflet and we will send you a copy.



All feedback provided during the consultation will be considered by our design team ahead of us finalising the proposals and submitting our planning application later this summer.

How to contact us

If you have any questions about the proposals or would like to speak to a member of our team, please contact us:

 consultation@A5east.co.uk

 **020 7323 3544**
(between 9am and 5.30pm, Monday to Friday)

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