

19 November 2025

The Secretary of State for Housing, Communities & Local Government  
c/o Planning Casework Unit  
Ministry of Housing, Communities & Local Government  
23 Stephenson Street  
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Dear Secretary of State

**Request for a Direction under Section 35 of the Planning Act 2008: Daventry International Rail Freight Terminal (DIRFT) IV**

Prologis UK Ltd (“Prologis”) seeks a Direction under Section 35(1) of the Planning Act 2008 for the DIRFT IV project to be treated as development for which development consent is required. This qualifying request is submitted to the Secretary of State for Housing, Communities & Local Government under Section 35 of the Planning Act 2008.

**Introduction to Prologis and DIRFT IV**

Prologis has \$10.4 billion of assets under management in the UK across 28 Prologis Parks, supporting the UK’s role as a hub for global trade. The Company’s UK portfolio totals 33.5 million sq. ft. of logistics facilities, enabling 2.5% of UK GDP to flow through its buildings annually. Over 100,000 people are employed by the businesses operating within its UK portfolio, helping to drive productivity and economic resilience. In September 2025, Prologis committed a further £3.9 billion investment into the UK over the next five years.

The DIRFT IV Project comprises a next-generation, rail-served advanced industrial logistics park providing approximately 511,000 sq m (5.5 million sq ft) of floorspace. It represents the next phase of the nationally significant DIRFT Rail Freight Interchange, expanding the UK’s most successful Strategic Rail Freight Interchange (SRFI) and one of Europe’s largest inland multimodal logistics hubs, and setting a new benchmark for innovation, sustainability and design excellence in the sector.

The Project has been designed and located optimally to support the national logistics supply chain and existing rail freight operations as well as facilitating opportunities for an advanced manufacturing base. Its proximity and operational links to DIRFT, with open-access rail terminals and proven performance as the UK’s most successful rail-freight facility, create a unique opportunity to sustain and increase modal shift in freight movement while supporting the co-location of high-value logistics, production and innovation activity. Together, these outcomes will drive sustainable economic growth and reinforce the UK’s competitive position in advanced manufacturing and industrial logistics innovation.

The Project will also deliver the UK’s first Prologis Innovation Centre for Excellence (ICE), a facility linking academia, and industry to accelerate innovation, training and advanced logistics technologies that underpin productivity across the Golden Triangle of Logistics, the Oxford–Cambridge Growth Corridor and the wider Midlands Engine.

Under Section 35(2) of the Planning Act 2008:

- The Project is a business and commercial development within the prescribed description of the Infrastructure Planning (Business or Commercial Projects) Regulations 2013;
- It lies wholly within England; and
- It is of national significance by virtue of its scale, economic importance and integration with the existing RFI DIRFT Site

### **National Significance**

DIRFT IV represents strategic foreign direct investment in nationally critical industrial logistics infrastructure, supporting the UK Industrial Strategy and the Department for Business and Trade's Plan for Growth. The Project builds upon the nationally significant DIRFT III (NSIP) and will increase throughput at the existing rail freight terminal, enhancing its role as a core component of the UK's critical supply-chain network.

The Project will:

- Deliver **£1 billion (\$1.3bn) of construction investment** over ten years;
- Provide **over 5,250 direct operational jobs** and **2,300 indirect regional jobs**, generating **£228 million (\$303.5 m) GVA annually**;
- Provide around **750 direct and 900 indirect construction jobs annually**, providing **£195 million** in GVA per annum from direct and indirect/induced FTE jobs; and,
- Generate **£32.05 million in annual business rates**, with **£16.05 million retained locally**.

By expanding the country's leading SRFI, the Project will strengthen national freight capacity, enable a modal shift from road to rail and deliver on Government objectives for industrial decarbonisation, economic growth and supply-chain resilience as reinforced in the National Planning Policy Framework (2024) and the National Networks National Policy Statement (2024). It will also support the co-location of advanced manufacturing and innovation activity across the region.

### **Conclusion**

DIRFT IV fully satisfies the requirements of Section 35(2) of the Planning Act 2008 and constitutes a project of strategic national importance. A Direction will:

- Enable a coordinated consenting process through a DCO;
- Expedite the delivery of nationally critical industrial logistics infrastructure; and
- Reinforce the role of the advanced industrial logistics sector as a cornerstone of the UK Industrial Strategy and Plan for Growth.

Prologis respectfully requests that the Secretary of State issues a Direction under Section 35(1) of the Planning Act 2008.

Yours sincerely,

**Prologis UK**