

Our vision for Junction 15, M1

Harworth



Harworth Group is excited to bring forward plans for a new world-class employment site, just off Junction 15 of the M1 and in close proximity to the strategic rail freight interchange at SEGRO Logistics Park.

The site, identified for employment uses in West Northamptonshire's emerging Local Plan, is strategically located within the 'Golden Triangle' and benefits from strong transport links, making it ideally suited for a new, world-class employment scheme. This location supports the delivery of new jobs, meeting the needs of a modern economy and driving economic growth for the region.

We recognise West Northamptonshire Council's ambitions for the local economy and environment, and we are committed to ensuring that this is a landmark development for the area. Our proposals will be net zero carbon in construction and we will be delivering a range of onsite ecological enhancements to provide a net gain in biodiversity.

As we prepare to turn our vision into a reality, we are keen to discuss our plans with local stakeholders to ensure that the proposals truly benefit the local area.

This document outlines our plans for Junction 15 and the benefits that they can offer to the people and the economy of West Northamptonshire.

Our commitments



New jobs

Our plans can address the needs of a modern economy and will cater to a range of skill levels. We anticipate that it can deliver approximately 2,000 new jobs.



Sustainability

Our proposals will be net zero carbon in construction and BREEAM Excellent in design.



Investment

We will ensure the site maximises the potential of its strategic location and proximity to the strategic rail freight interchange to drive inward investment and boost the local economy.



Social impact

We will conduct thorough engagement with the community to ensure the proposals align with their needs and, where feasible, provide them with tangible benefits.

What the site can offer

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Up to five units across approximately 1.5 million sq. ft of high-quality industrial and logistics space.
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A range of new jobs across skill levels for the Northamptonshire industrial and logistics sector.
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A net zero carbon scheme in construction that can be a benchmark for future developments in the region.
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Opportunity for a major, well-connected strategic employment hub with close proximity to the SEGRO Logistics Park and strategic rail freight interchange, as well as exceptional access to the motorway network.
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Open green space and ecological enhancements, providing people with recreation space and helping wildlife thrive.



“West Northamptonshire needs to provide a total jobs growth of around 38,451 from 2022 to 2041. This includes supporting notable increases in manufacturing, transport and storage and professional services.”

West Northamptonshire
Local Plan (April 2024)



The ‘Golden Triangle’ is a highly sought after destination within the logistics industry, linking the M1, M6, and A1(M) and providing access to 90% of the British population within a four-hour drive.

Boosting the regional economy

Our proposals will support local businesses by providing them with opportunities to grow and expand in Northamptonshire, leveraging the excellent access the site offers to supply chains across the UK. The space we are proposing includes up to five units of varying sizes, designed to accommodate a range of business needs and attract talent from across the region.

Our proposals will also meet the needs of the modern economy by providing jobs to meet a range of skillsets and situating employment in close proximity to the strategic rail freight interchange and SEGRO Logistics Park. We aim to drive employment, skill development, and economic vitality, reinforcing Northamptonshire’s role as a dynamic economic hub.

Engaging with the local community

Our proposals for Junction 15 are at an early stage, and we are committed to meaningful community engagement to ensure residents have a voice in shaping the plans.

Prior to submitting a planning application, we will conduct a thorough engagement process that includes in-person consultation, a dedicated website, and a newsletter with feedback forms.

We will be seeking feedback on a range of issues and the responses we receive will be used to inform the final proposals. Harworth Group remains committed to proactive engagement with the community throughout and beyond the planning process.

Anticipated timeline

We are in the early stages of bringing these plans forward. Below is an anticipated timeline of activity over the coming months and years.



December 2024
Consultation with the community to understand local priorities and seek feedback on the proposals.



Early 2025
Anticipated submission of a planning application to West Northamptonshire Council.



Summer 2025
Anticipated determination of the planning application by West Northamptonshire Council.



2027
Anticipated commencement of construction on the site.

About Harworth Group

Harworth Group plc is one of the leading land and property regeneration companies in the UK, owning and managing approximately 14,000 acres on around 100 sites in the North of England and the Midlands.

We create sustainable places for people to live and work, delivering thousands of new jobs and homes in the regions. Our flagship sites, including Waverley in Rotherham and Logistics North in Bolton, provide strong contributions to the UK economy.

We are passionate about driving growth and we believe in tailoring our developments to meet the needs of each respective region, which is why we strive to work with local residents, authorities, and stakeholders.

The Harworth Way

The Harworth Way is our framework for integrating sustainability and social impact into both our business and the developments we create. It is underpinned by our three key pillars:

Planet

We aim to minimise our environmental impact, whilst promoting climate resilience and biodiversity through our developments.

Communities

We aim to create, strengthen and support communities through our regeneration and development processes both today and in the future.

People

We aim to be an inclusive and diverse employer and take a similar approach to our community engagement.

Get in touch

We hope you found this information useful. We have an opportunity to deliver these proposals collaboratively, taking onboard the community's feedback to deliver a landmark scheme for West Northamptonshire.

If you would like to know more about the plans or would like to meet with the project team, please do get in touch with us at:

Phone: **07375 146 892**

Email: **jackbrentnall@meeting-place.uk**

Harworth

Transform Regenerate Revitalise

