

An update on Junction 15, M1

Harworth



We are writing to provide an update on the proposed development at Junction 15, M1.

Our proposals are for a new commercial development at Junction 15, providing approximately 1.5 million sq ft of new employment space across five new units.

Following the submission of our planning application in April, we have been engaging with West Northamptonshire Council and other key stakeholders to progress the plans. We have also had meetings with local councillors and Parish Councils to hear their views and discuss the proposals.

We know from our consultation last year and the conversations we have had recently that there are two main questions on people's minds: the potential impact on traffic in nearby villages, and types of jobs the site will deliver. This newsletter aims to answer these questions.

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Delivering skilled jobs and growth for Northamptonshire



Opportunity for a major, well-connected strategic employment site, with superior access to the national motorway network.



Situated close to the southern edge of Northampton, benefiting from access to a well-established and skilled local workforce.

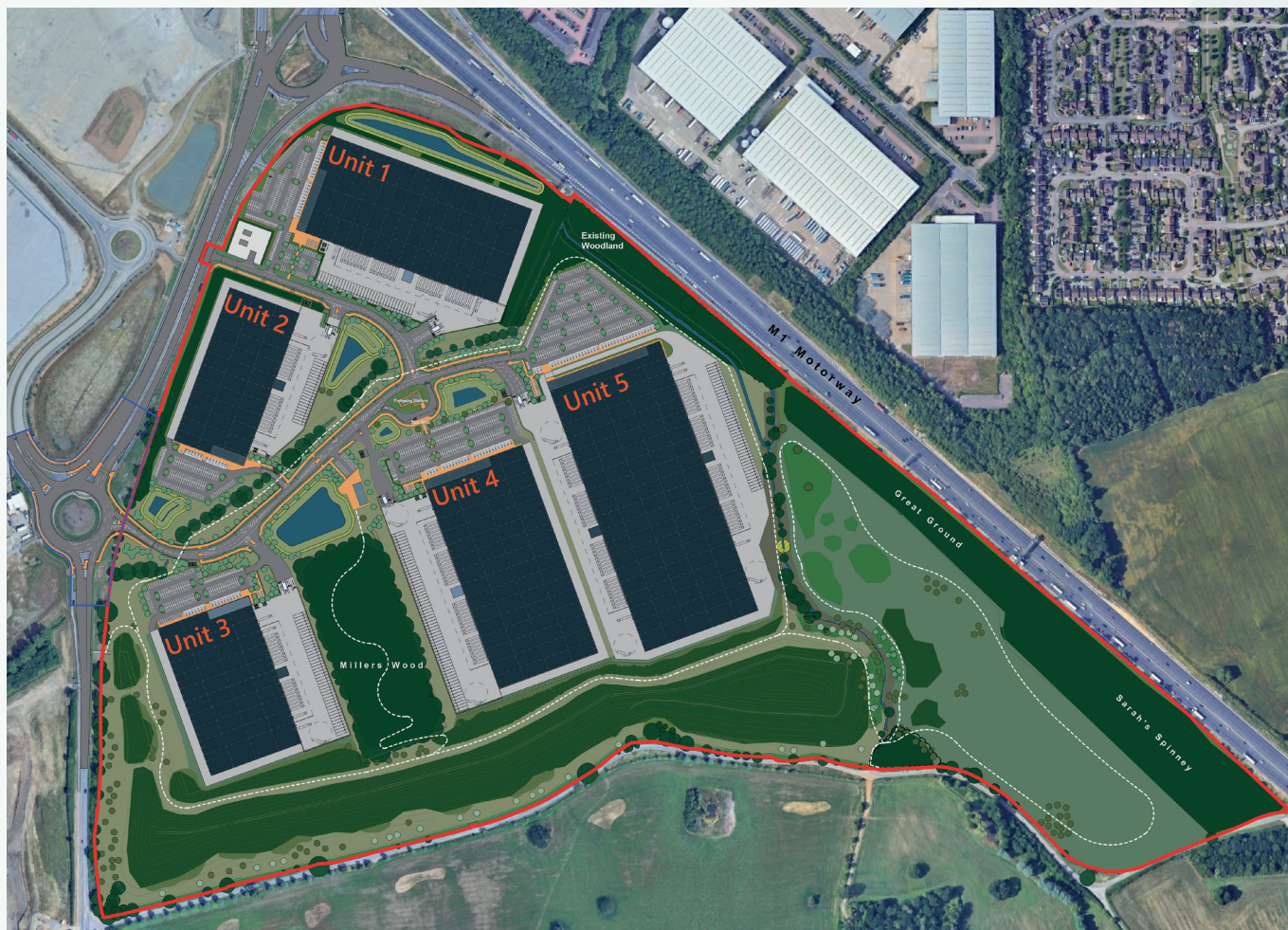


Direct access to the Strategic Rail Freight Terminal, enhancing the economic benefits and providing an opportunity to reduce traffic volumes and support appropriate routing.



Significant infrastructure improvements required to mitigate traffic impacts are either underway or already delivered, enabling immediate development with minimal disruption to local infrastructure.

Community considerations



HGV management and routing

Our traffic analysis shows that most vehicles using the site are expected to head north towards the M1. These findings have been carefully reviewed and accepted by West Northamptonshire Council's Highways team and are now being considered by National Highways.

We're committed to minimising the impact of traffic on local communities and while the traffic studies give us a detailed understanding of how vehicles are likely to move, we understand that people may have concerns about how things will work in practice, especially in unusual situations like motorway closures or major accidents.

We have explored a range of measures, including directional restrictions, Automatic Number Plate Recognition (ANPR) cameras and other HGV management techniques, to ensure HGVs use the intended routes. These measures are being utilised on other sites such as at Redditch, Peddimore and Doncaster.

We are continuing to work with the council's highways team, who will review all of our proposals. We are also considering measures to help reinforce the intended routing strategy and prevent the small number of vehicles that do turn left from routing through local villages. The council's highways team will need to confirm whether our proposals are appropriate before any building work can begin.



Jobs and skills

Our proposals have been designed to be as flexible as possible, allowing for different uses to ensure it can respond effectively to market conditions at the time of construction and letting. This could include both B2 (general industrial) and B8 (storage and distribution).

While it is too early in the planning process to involve potential occupiers, we recognise that there are concerns around the types of jobs that may be created - particularly in relation to storage and distribution uses and the skills they require. Research from Prologis¹ found that:

- Employees in logistics and supply chain roles are earning above the UK's median average salary
- Over 30% of employees hold university degrees
- Approximately 60% are homeowners

Logistics is more than just delivering goods for retail. In reality, it is a vital part of the UK's network that supports a wide range of essential services including hospitals, schools, and defence. The industry is also seeing a move towards more technology-focused jobs, moving away from more traditional, manual roles.

Harworth Group is open to working with both B2 and B8 occupiers on this site and we are committed to making this a landmark scheme for Northamptonshire. At Harworth Group, we have a strong track record of securing quality occupiers who deliver lasting value for the areas in which we work. At our Advanced Manufacturing Park in Waverley we have successfully attracted high-value occupiers such as Rolls Royce, Boeing, and the UK Atomic Energy Authority. These examples show our commitment to supporting skilled employment and our willingness to work with advanced manufacturing operators where the opportunity arises.

¹ Critical Infrastructure: Driving employment growth within the UK's logistics sector (2023)



What's next

Below we have included an anticipated timeline of activity over the coming months and years.



December 2024

Understand local priorities via community consultation and seek feedback on the proposals.



April 2025

Submission of a planning application to West Northamptonshire Council.

WE ARE HERE



Winter 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 have also recently delivered a 332,000 sq. ft scheme in Bardon Hill, Leicestershire. The development consists of five units built to BREEAM Very Good standard. It was net zero carbon in construction and has been nominated for a Design Excellence Award.

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.

Get in touch

Our consultation with the community has now concluded, but you can still get in touch with our team if you have any questions or would like to discuss the plans further.



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Harworth

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