

Update on our vision for J15

Harworth



Harworth Group is progressing with plans for approximately 1.5 million sq ft of high quality employment space in Northamptonshire.

Following our consultation with the local community in December, we are getting in touch to provide an update on our plans.

We received valued feedback from over 300 local residents, as well as having a range of conversations with the community at our drop in consultation event.

Since that engagement we have been reviewing the feedback and working to refine our plans. Thanks to the feedback we have been able to tailor our proposals, where possible, prior to our upcoming application submission.

This newsletter provides a summary of the feedback we received, our response, and an update on the plans.



Meeting the needs of a modern economy



High-quality space

Up to five industrial units over approximately 1.5 million sq ft of high quality floorspace.



Employment

New jobs across a range of role and skill levels for the Northamptonshire industrial, logistics, and tech sectors.



Biodiversity

A detailed landscaping and biodiversity strategy to deliver a net gain in biodiversity.



Strategic location

Proximity to the M1 and rail freight interchange.

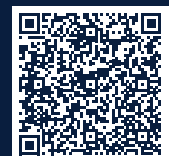


Potential onsite hub

An onsite amenity hub.

Find out more

Scan the QR code or visit www.harworth-junction15.co.uk



Engagement to date

During our consultation in December, we engaged with a large number of local residents, allowing us to gain a deeper understanding of the community's perspectives and priorities. All feedback has been greatly appreciated.



327 people provided feedback.



44 people attended our drop in session.



800+ people visited our website.

What the community said

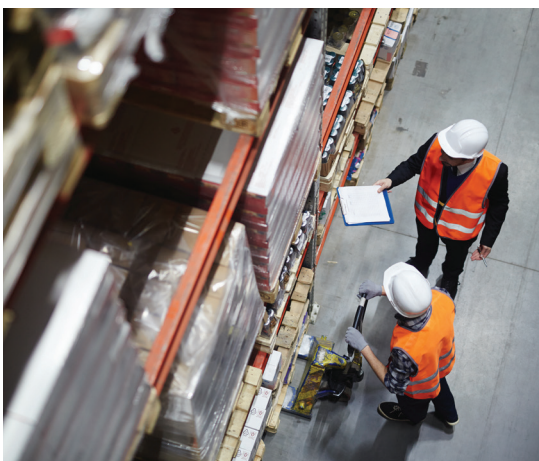
We received a range of responses to the proposals during our consultation, but there were several key themes raised by the community. These were as follows:



Traffic and road infrastructure

Concerns about traffic from the proposals and the ability of existing infrastructure to accommodate it was mentioned frequently.

One benefit of this scheme is that it can utilise infrastructure improvements provided as part of the Strategic Rail Freight Interchange, ensuring that any highways activity from the site will be manageable. We will also be proposing a 'no left turn' policy, which would direct traffic from the site to the M1 rather than towards Roade.



The need for this employment

Some people said they did not recognise a need for more jobs locally, whilst others were concerned about the pay and skill level the proposals would cater for.

Harworth understands these concerns and wants to reassure the community that delivering positive impact to the local economy is of utmost importance. West Northamptonshire Council has identified the need for 38,450 new jobs across the area and has deemed this site to be a suitable location to meeting this need.

The proposals will not only address the demand for logistics space, but will also deliver a range of uses, including a mix of B2 (general industrial) and B8 (storage and distribution), catering to a range of skill levels.



Wildlife, green space and farmland

Some respondents expressed concerns about the proposals' impact on wildlife, as well as loss of amenity space and farmland.

Harworth Group acknowledges these concerns and remains committed to improving biodiversity on the site by retaining existing woodland and creating new habitat areas. Whilst Harworth recognises the sensitivities surrounding conservation of agricultural land and green space, we must balance environmental considerations with the creation of much-needed new jobs.

The site



Your questions answered

In addition to the feedback we received, there were a number of key questions asked by the community that we have answered below:

What measures will be taken to minimize disruption during construction?

If we are successful in securing planning permission, we will need to agree a Construction Management Plan with West Northamptonshire Council. This will focus on issues such as noise and dust control, construction traffic routes, and working hours. We will maintain open communication with the community during this process.

Won't this just deliver low-paid and low-skilled jobs?

No. Whilst we understand that this is a common misconception, the scheme we are proposing includes a mixture of industrial and logistics units which requires a range of skill levels to function. Furthermore, this will provide opportunities for career growth.

Doesn't the local area already have too many sites like this?

West Northamptonshire Council has identified demand for strategic logistics space and recognises the need to provide at least 38,450 new jobs locally. Our site will help to support this and our proposals have been informed by research into local employment markets to ensure they respond to local demand.

How are you going to make sure this development is sustainably designed?

Our ambition is for this site to achieve BREEAM Excellent certification. In simple terms, this means that through the incorporation of renewable energy generation, energy-efficient design, and other methods the buildings we deliver will rank in the top 10% of new non-domestic buildings in the UK in terms of environmental performance.



Do you have any other questions you would like answered?

If so, please get in touch with us by emailing info@harworth-junction15.co.uk or calling us on **0800 148 8911** (freephone)

What's next

We are in the early stages of bringing forward plans at Junction 15. 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.

We are here



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 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

For more information on the proposals please feel free to contact us by:

Email:
info@harworth-junction15.co.uk

Freephone:
0800 148 8911

Freepost:
Freepost MEETING PLACE CONSULTATION
(no stamp required)

Website:
www.harworth-junction15.co.uk



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Harworth

Transform Regenerate Revitalise