

BUGBROOKE PARISH COUNCIL MEETING

EQUITES PARK NORTHAMPTON

JUNE 2026



AGENDA

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WHO ARE NEWLANDS?

Our experience

Newlands are a specialist industrial developer with a proven track record for delivering sustainable, high quality, functional and adaptable buildings that are attractive to the market. We pride ourselves in exceeding expectations and have successfully developed facilities along strategic transport corridors throughout England.

Key customers









RECENTLY DELIVERED

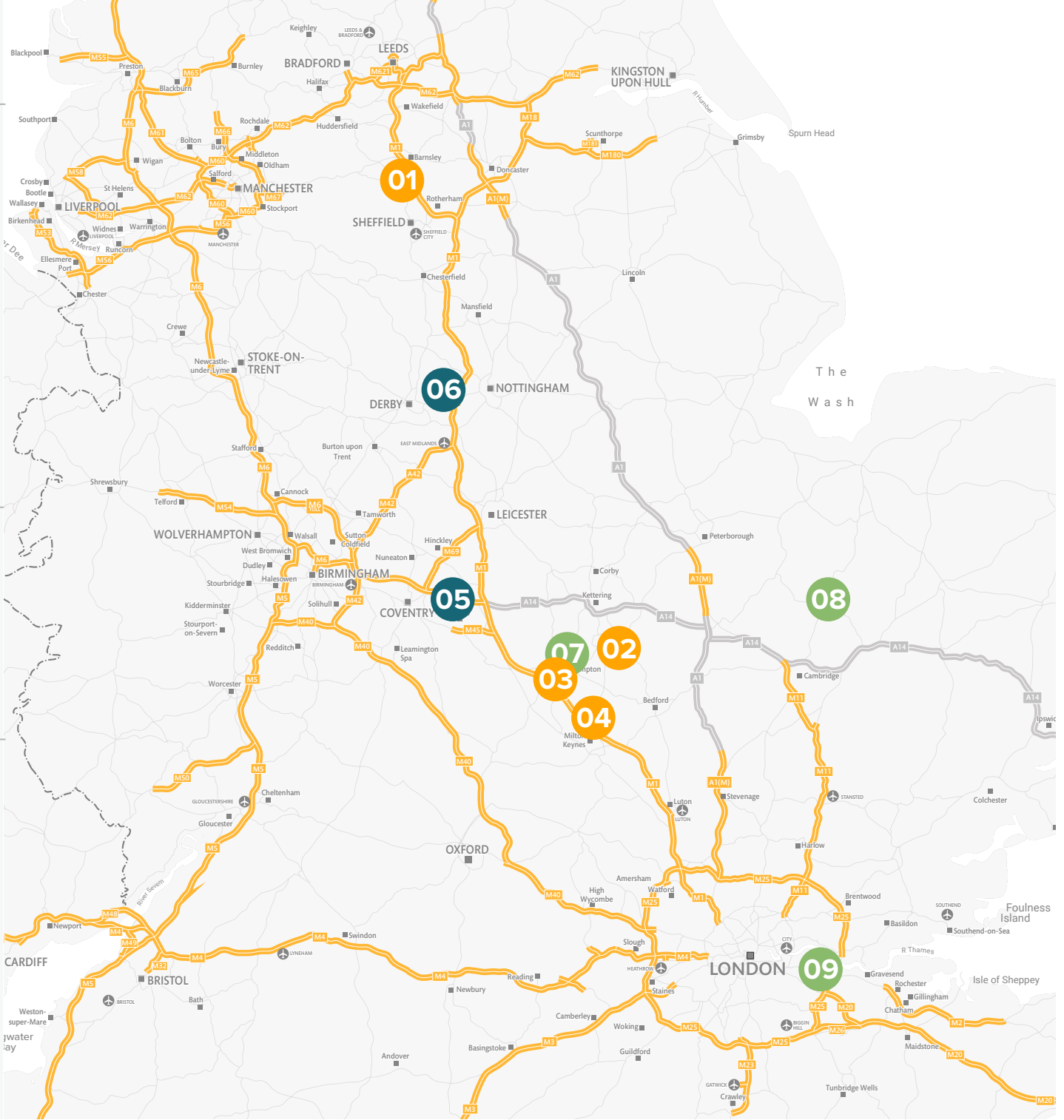
- 01 **ARROW POINT**
JUNCTION 36 M1
- 02 **WARTH PARK**
RAUNDS, A45
- 03 **BRACKMILLS GATEWAY**
NORTHAMPTON, A45
- 04 **NEWPORT PAGNELL**
MILTON KEYNES, M1

UNDER CONSTRUCTION

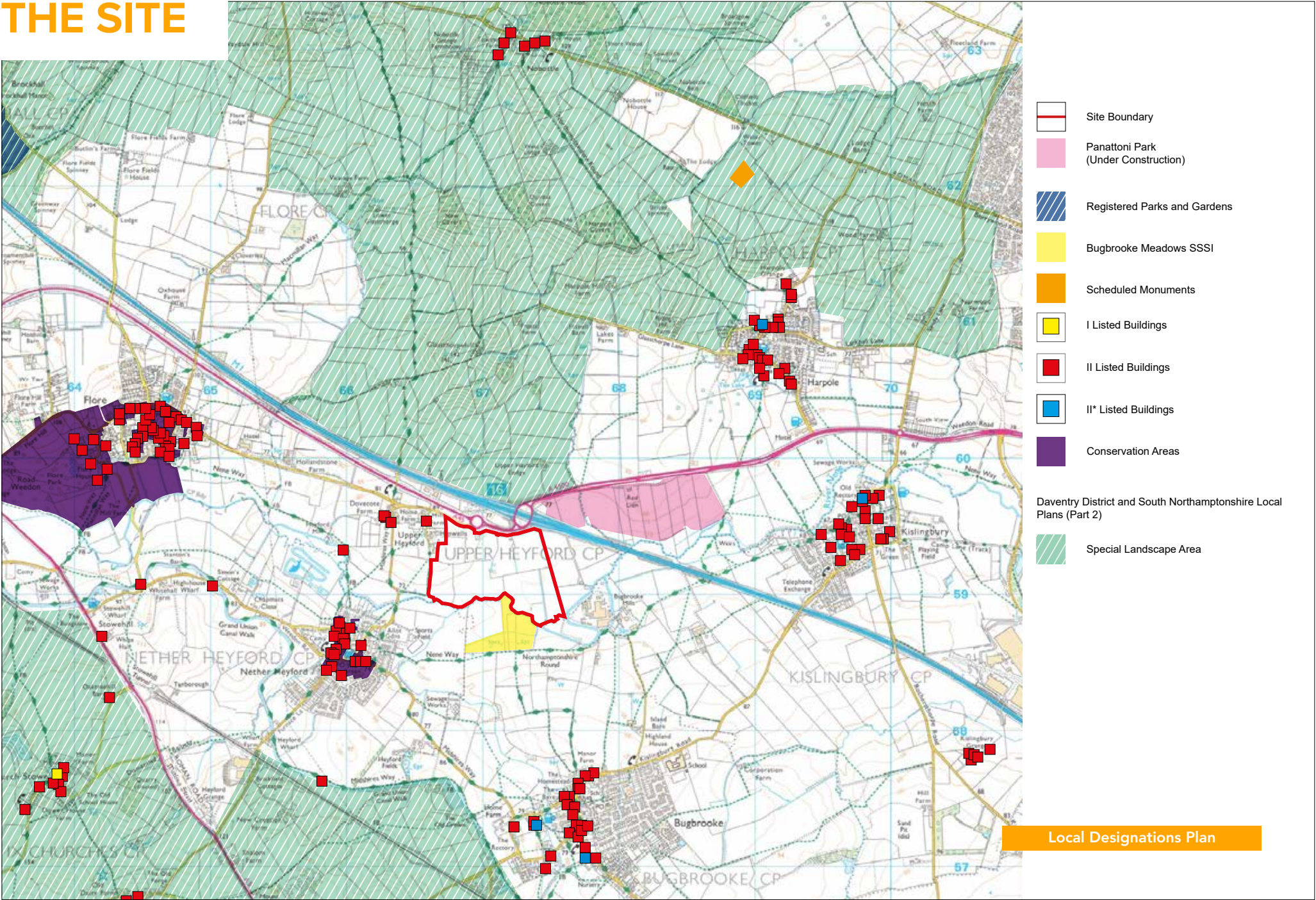
- 05 **COTON PARK**
RUGBY M6/J1
- 06 **JUNCTION 24**
NOTTINGHAM M1

PLANNING STAGE

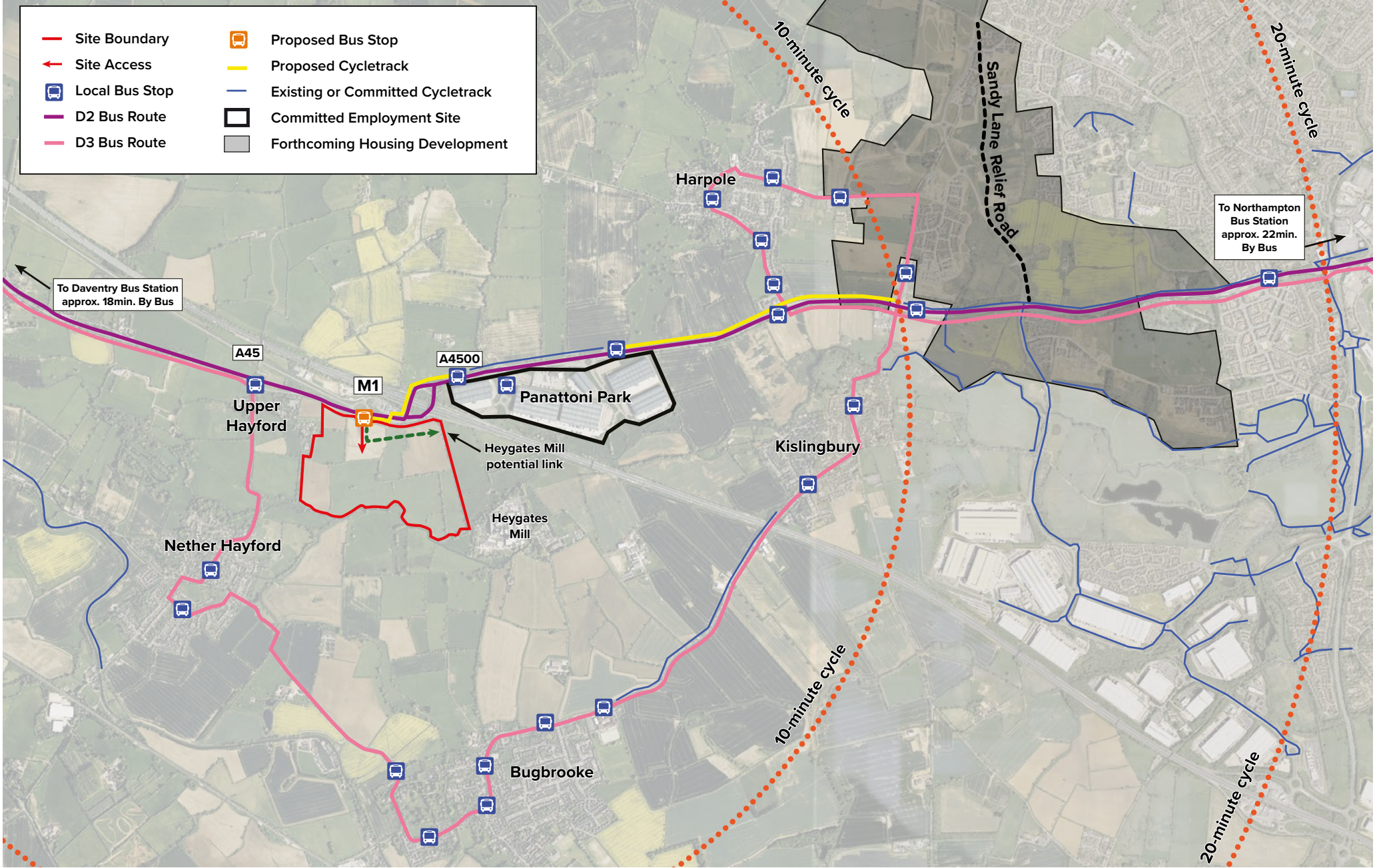
- 07 **ROUND SPINNEY**
NORTHAMPTON
- 08 **ELY GATEWAY**
EAST CAMBRIDGESHIRE
- 09 **ERITH**
BEXLEY, LONDON



THE SITE



CONNECTIVITY PLAN



REQUIREMENTS FOR EMPLOYMENT LAND:

Key locational attributes for logistics



Motorway / A-road Access



Ability to Serve Markets within 2h Drive



Access to a Good Workforce with a Range of Skills



Proximity to Amenities



Intermodal Facilities



Good Availability of Utilities, Services, Broadband



Ability to Operate 24/7 without Impediments



Good, Level Developable Site

Source: Savills

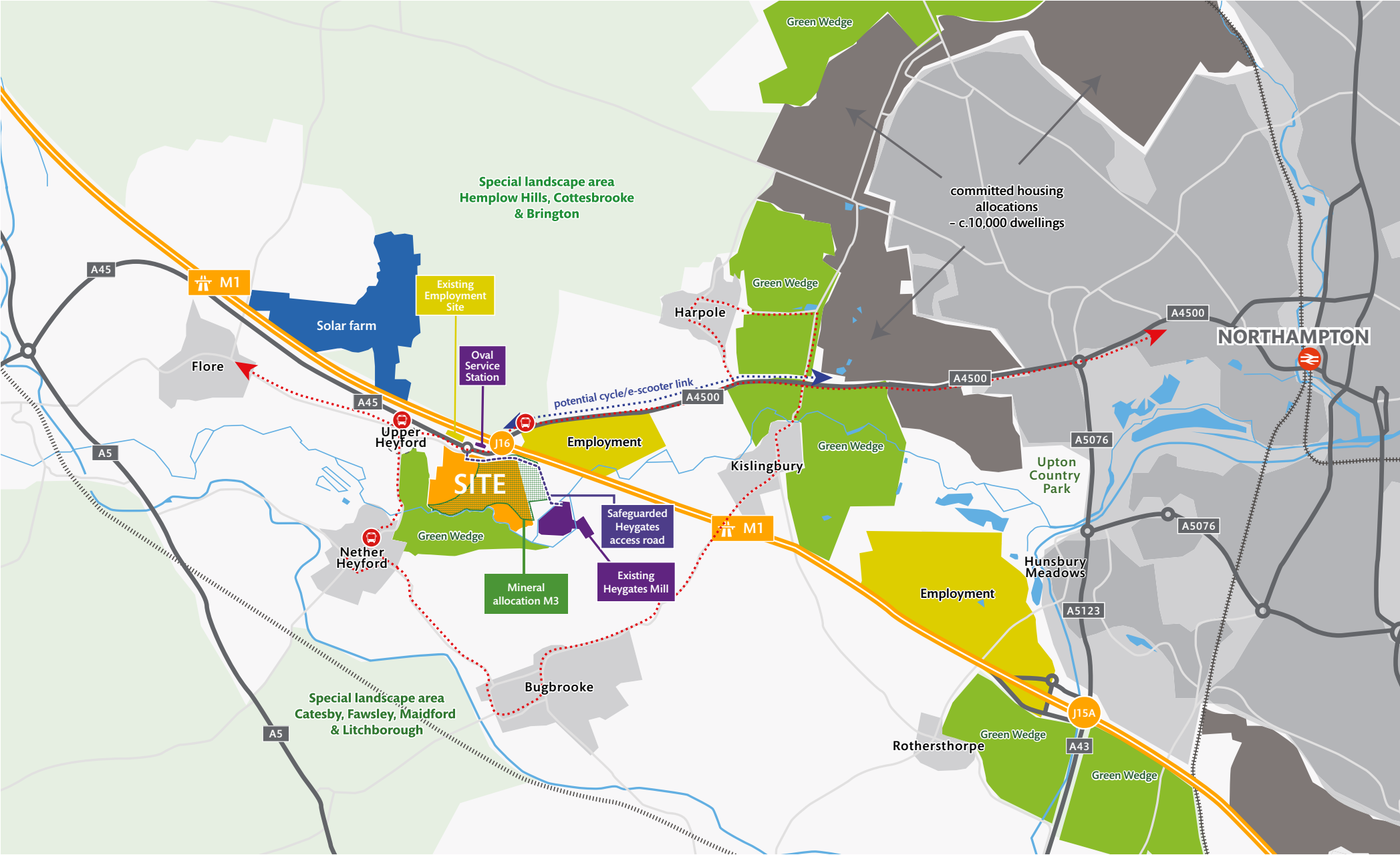
	Potential workers for Equites Park, Northampton (2041)		
	Lower	Middle	Upper
Potential workers from declining sectors	2,375	4,750	9,500
Potential workers from shorter commute distances	687	1,374	2,266
Potential workers from new housing developments*	17,394		
TOTAL	20,456	23,518	29,160
TOTAL (within immediate vicinity)	5,967 – 7,100		

*people living in pipeline and planned housing to 2041 (2031 in North Northamptonshire) who will likely work in the industrial and logistics sector only

Effective shortfall in strategic I&L land in West Northamptonshire is significant, in the order of 127–244 ha.

Source as ‘Savills 2026’

Proposed Area



DESIGN PRINCIPLES

The Proposed Development will be designed to incorporate the design principles set out within the Exemplar Employment Site Allocations SPD. More detail of this is set out in our Sustainability Strategy however, in summary, the proposals will incorporate:

Exemplar in Sustainability and Zero-Carbon Development

The Proposed Development will achieve a net-zero carbon emissions in operation and also achieve a minimum of BREEAM Excellent. The proposals include technologies such as Electric Vehicle (EV) Charging, Renewable Energy generation, and a commitment to at least 20% PV coverage on the roof with the potential for further installation at a later date. In addition, consideration will be given to sustainable transport schemes and connections with potential improvements to public transport and provision to encourage walking and cycling. Newlands is committed to review the sustainability principles as the policy and legislative landscape evolves and as technical assessments become available.

Exemplar in Landscape Design and Placemaking

The Proposed Development will incorporate a number of landscape design features to support better placemaking. These include extensive outdoor amenity space and planting as well as attenuation and blue infrastructure incorporated into the landscape. These features will create a development which not only helps to knit in with the surrounding landscape and ecology but also creates a better environment to improve well-being for future workers.

Exemplar in Architecture and Design

The Proposed Development will be designed to minimise demand for energy in operation as well as embodied carbon emissions which arise during construction. This will be achieved through adherence to a series of zero-carbon Architectural and Design principles. These will include utilising materials with a low carbon footprint (such as recycled or reconstituted materials) as well as materials and solutions which will reduce the operational energy consumption of the building through insulation and passive design features.

Exemplar in Job Creation and Economic and Social Benefit

The Proposed Development provides a unique opportunity to deliver economic growth at the local scale. A preliminary assessment has identified that the Proposed Development would deliver close to a thousand new jobs (approximately half directly and half indirectly) during the construction process as well as new jobs at the site itself after completion with the potential for a range of employment opportunities of a range of skill levels.

In addition the proposals also provide the opportunity for expansion of the existing Heygates Mill which will provide further job creation opportunities and the retention/expansion of an existing employment use.

South Northamptonshire Local Plan Part 2



Employment Site Allocations Development Brief

Supplementary Planning Document (SPD)

October 2022

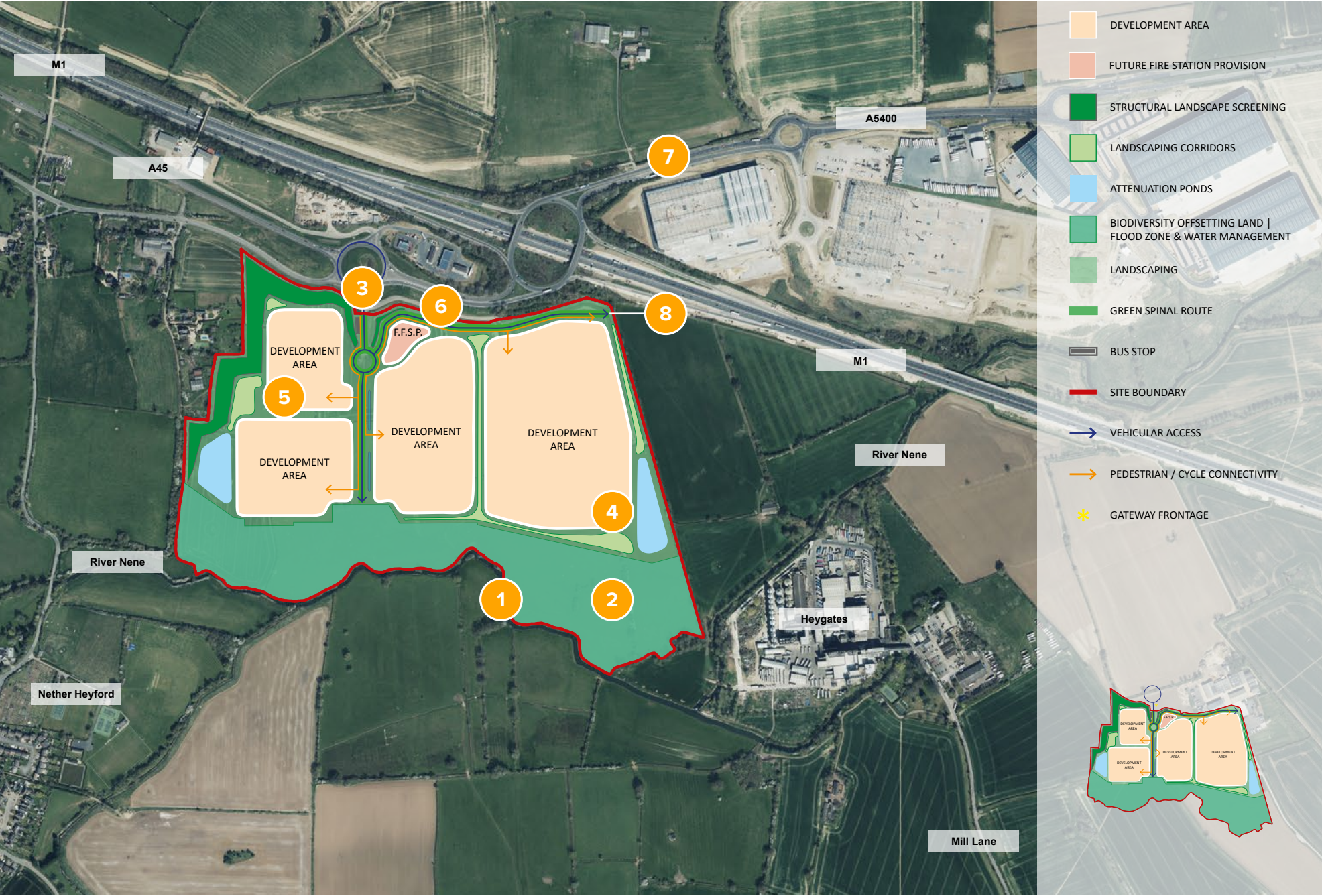


West Northamptonshire Council

BARTON WILLMORE



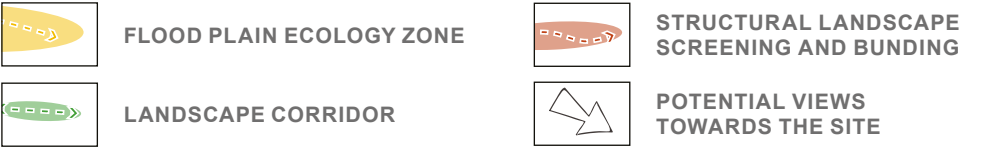
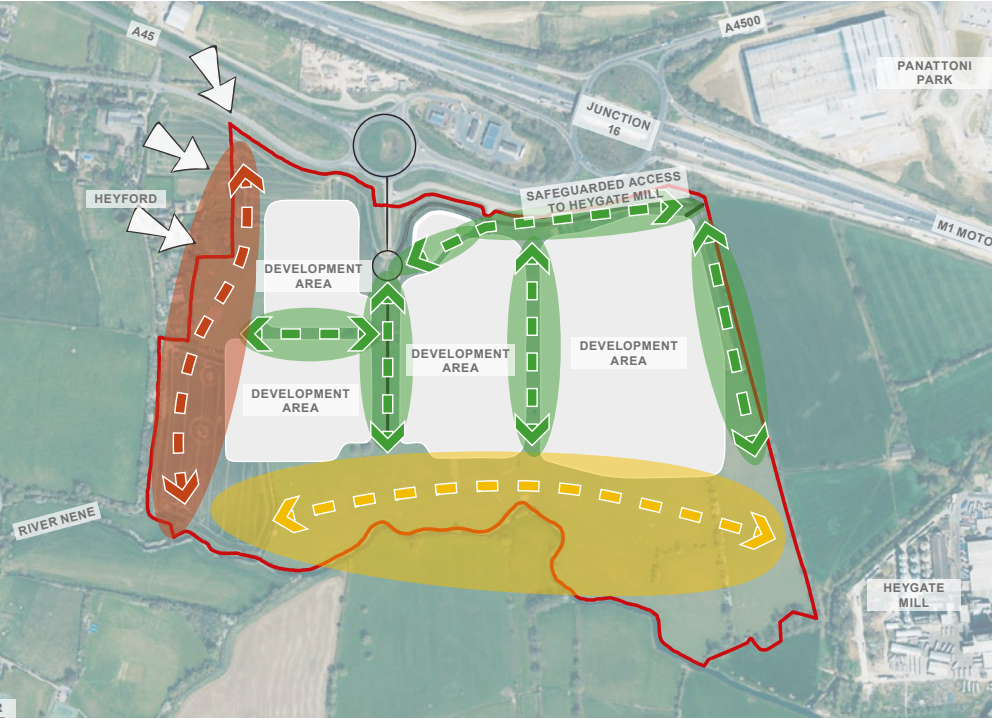
MASTERPLAN PROPOSALS



GREENER LOGISTICS

Newlands’ landscape-led approach to development is a fundamental pledge that runs through all our sites and projects. We are committed to ensuring that all new developments substantially exceed 10% minimum Biodiversity Net Gain through enhanced ecology, creation of habitats and amenity spaces for local wildlife and communities.

By starting with the landscape, in addition to working with and protecting existing features and assets wherever possible, our design approach will facilitate the delivery of schemes that secure a wide range of benefits such as:



1. WOODLAND PLANTING TO BUND(S)

Structural woodland atop of bunds comprising of ‘Core’ & ‘Edge’ parcels with scattered ‘scrubland’ lowland areas. Glades, rides, clearings and scalloped edges to be created throughout, using a staggered planting layout; providing a sympathetic, organic and naturalistic edge to proposed woodlands. Tree & shrub species will be selected to be in keeping with those present in the local area, promoting species & habitat biodiversity, bolstering ecological benefits.

2. GRASSLAND AREAS

To more open areas, such as glades,, rides, lowlands, clearings and to woodland edges; Wildflower & grassland mixes featuring locally prominent native species will be selected to enhance biodiversity and provide varied habitat creation whilst aesthetically tying the proposals back to the local landscape character present within the wider area.

3. PATHWAYS AND TIMBER FENCE

Timber fencing and edging run parallel to the gravel pathways, carefully designed to be sympathetic to the surrounding environment. They serve as a cohesive and natural boundary, enhancing the landscape with a refined country park aesthetic and reinforcing the area’s natural character.

4. ESTATE ROAD - SEGREGATED TREE LINED PATH

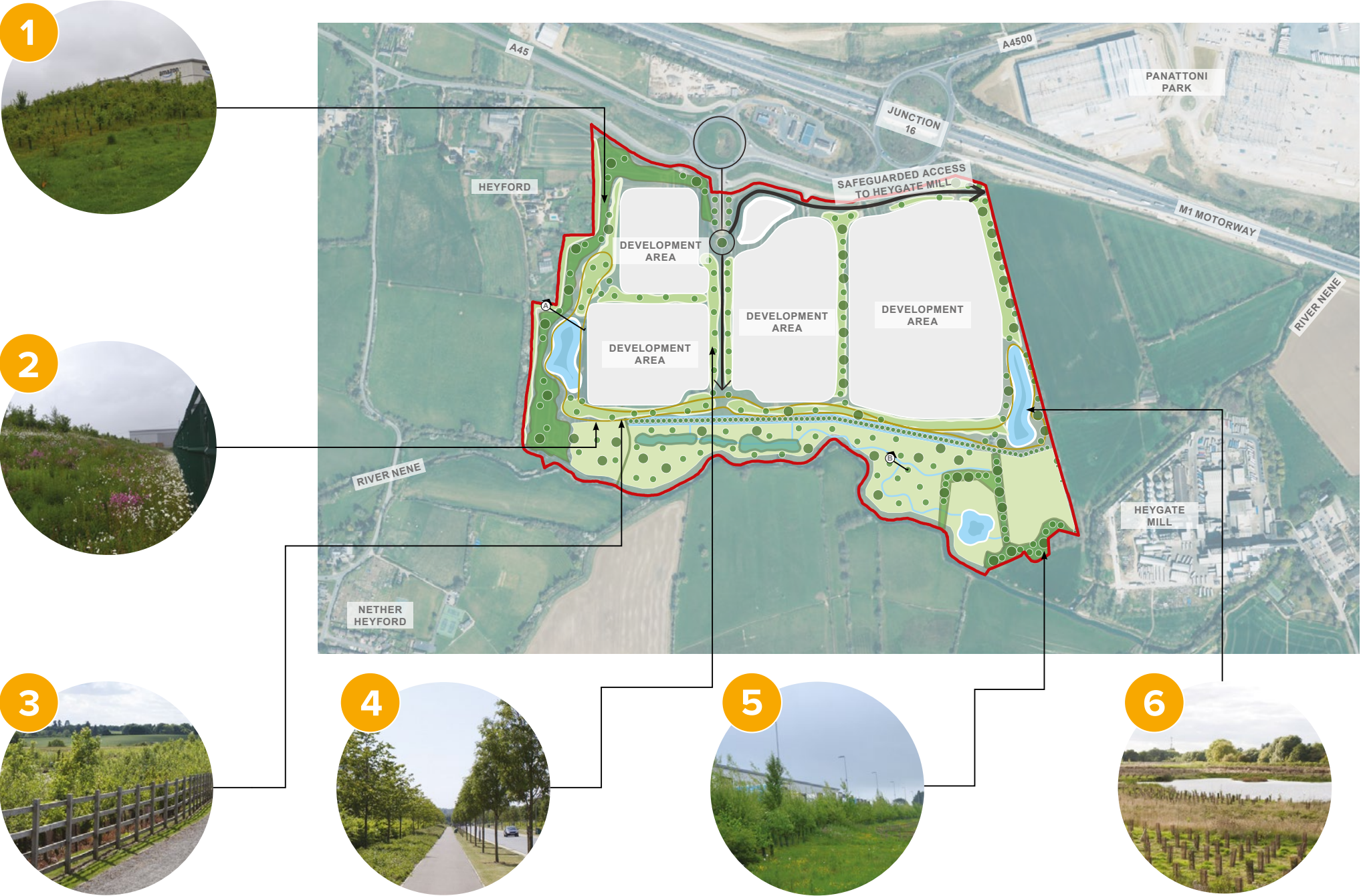
Tree planting focused along the periphery of the development zone to help preserve the integrity of open grassland and wetland habitats, minimizing potential reductions in their value.

5. NATIVE WOODLAND AND HEDGEROW PLANTING

The strategic incorporation of native woodland and hedgerow planting along the boundary lines, thoughtfully integrated with the bank, to enhance ecological connectivity, promote biodiversity, and create a more natural, visually appealing landscape.

6. WOODLAND PLANTING, TIMBER FENCE AND POND

Creating lagoons with permanent water and grassland areas with shallow depressions offers seasonal habitats that support diverse species year-round. This fosters biodiversity and a balanced ecosystem by providing various environments for plants, insects, birds, and wildlife



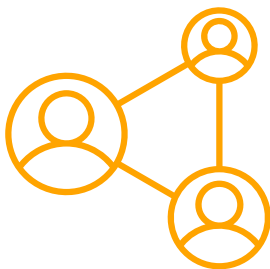
JOB CREATION



1,925 direct operational jobs for West Northants residents



Over £110 million in Direct GVA



Up to 500 indirect jobs for West Northants residents

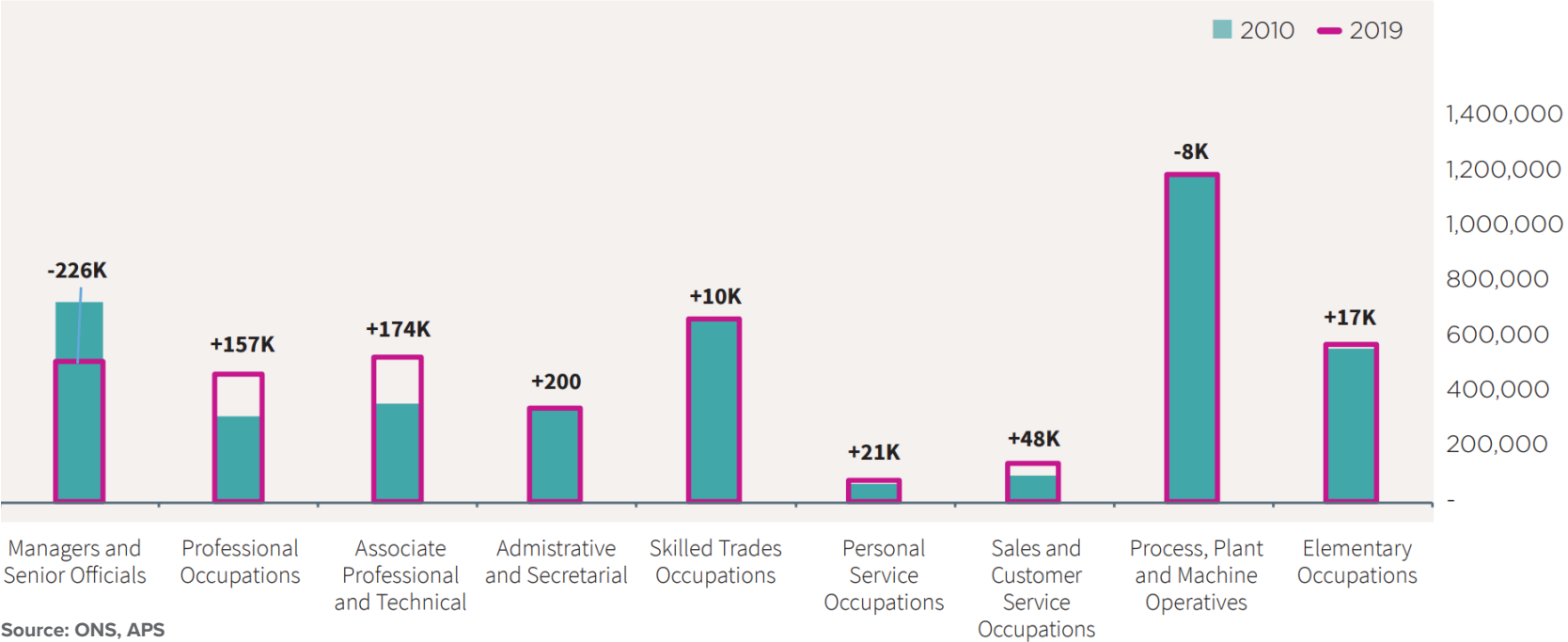


Up to £4.3 million per annum in business rates revenue

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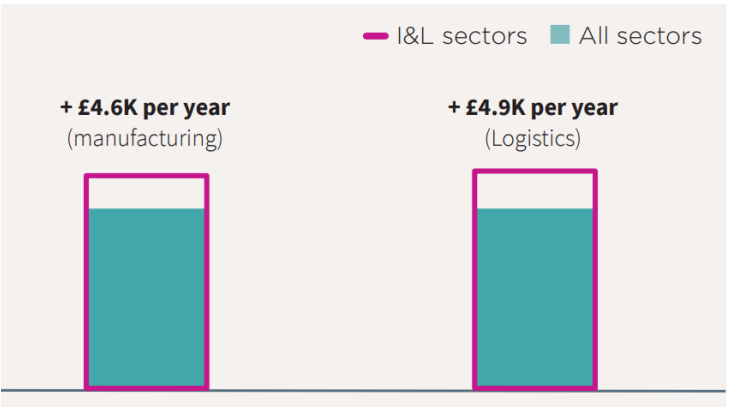
*people living in pipeline and planned housing to 2041 (2031 in North Northamptonshire) who will likely work in the industrial and logistics sector only

I&L occupations are becoming more diverse



Source: ONS, APS

I&L jobs pay more



Source: ONS (2021) ASHE, UK Gross Annual Pay in 2020

2/3

logistics managers do not have a university degree

SOCIAL VALUE: JOBS AND SKILLS OPPORTUNITIES

Outcome 1:
Newlands Developments is committed to ensuring local businesses benefit from this major development by working with local partners to identify opportunities for local subcontractors to form part of the supply chain

Outcome 2:
Newlands Developments is committed to providing opportunities for West Northamptonshire residents to engage in construction related activity to inspire the next generation of construction workers

Outcome 3:
Newlands Development recognises the significant employment opportunities that will be generated during the construction phase of the development and is committed to working with local partners to support local people to access these opportunities

Outcome 4
West Northamptonshire has a vibrant charity and not-for-profit sector and Newlands Developments is committed to working with local voluntary and community groups to secure additional benefits for the local area

- Outcome 2:**
- Careers events
 - Mentoring opportunities
 - Construction site visits
 - Work experience opportunities
 - Educational work placements
 - Apprenticeships



NEWLANDS' 'WE GO BEYOND' COMMITMENT - EDUCATION AND SKILLS

WIDER ESG COMMITMENT

Outcome 1:
Generously giving our time

Outcome 2:
Sharing our knowledge

Outcome 3:
Linking up stakeholders

Case Study:
University of Northampton and Newlands
Logistics and Supply Chain Management MSc



Module:
Strategic Issues in Logistics

Task:
To advise Newlands on how to maximise benefits of a forthcoming employment site

- Assessment:**
- Scoping meetings with Newlands and Briefing Paper
 - Presentation to Newlands as Client

SITE SPECIFIC OPPORTUNITIES (SECURED VIA CONDITION)

Construction Stage

Outcome 1:
Ensuring local businesses benefit

Outcome 2:
Providing opportunities for local residents

Outcome 3:
Commitment to work with local stakeholders

Brackmills Gateway: Newlands Developments/Winvic Construction

45 Full Time Employment opportunities for Northampton Residents (NN1-NN7)

23 Businesses successful in securing subcontracting packages within 20-mile radius

06 Further Education opportunities / Career talks for Northampton young people

12 Training Courses provided whilst on site

Operational Stage

Outcome 1:
Working with future occupiers to maximise access to jobs

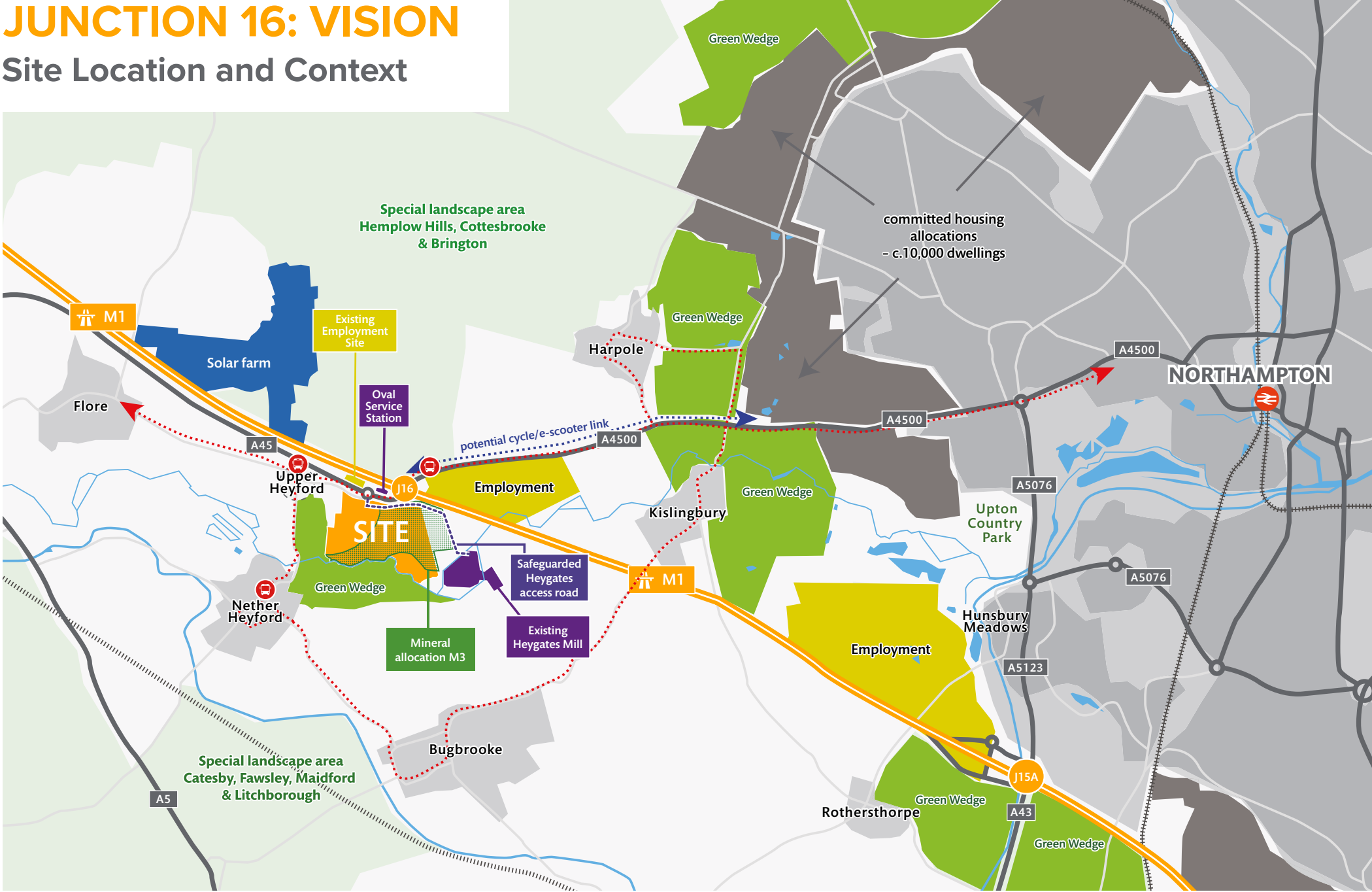
Outcome 2:
Engaging with stakeholders to maximise upskilling

Outcome 3:
Looking to inspire the next generation to see logistics as career



JUNCTION 16: VISION

Site Location and Context



KEY POINTS

-  Equites Park Northampton occupies a highly strategic location on the M1 within the UK's 'Golden Triangle' and so is well placed for an employment allocation to **accommodate a portion of the 127–244ha strategic employment requirement** the evidence base shows is required.
-  There is the opportunity to create a green logistics cluster that builds upon the existing employment land based at the junction. Further, **Newlands are committed to incorporating the design principles set out within West Northamptonshire's Exemplar Employment Site Allocations SPD** to achieve an **operationally net-zero carbon development**.
-  Newlands are working with local stakeholders to ensure an ambitious strategic landscaping scheme that builds on the current quarry proposals, **aligns with the local biodiversity strategies such as the Local Nature Recovery Strategy**, and maximises its location adjacent to the River Nene. This will include a mix of habitats such as drier grassland and woodland.
-  The proposals will investigate an **active travel route linking the existing and future development on the western edge of Northampton** in the form of a cycle/e-scooter route. Upgrades to the existing bus services, aligned with shift patterns, will help to future proof the development and safeguard the existing route.
-  Newlands evidence also finds that **around 5,739 – 6,188 people who could need a job will be living within the active travel corridor that will be created**.
-  **Land will be safeguarded for a future emergency services hub**, if required, to align with the future needs of Northamptonshire's emergency services.
-  Initial technical work indicates that the site is suitable for allocation and there are no constraints that would preclude its delivery. **Strategic landscaping and a buffer zone will protect the amenity of existing residents to the west**.
-  **The proposals can safeguard an access from the existing Heygates Mill to allow access straight onto the strategic road network**. This could ensure the ongoing success of a major local employer and re-route HGV traffic away from the local road network with resultant highway and air quality benefits.



