NORTHERN GATEWAY WESTERN ACCESS (NGWA)

Indicative Justification

Jackson Fold Farm Construction Compound

Document status: Draft for review

Purpose: Narrative supporting inclusion of Jackson Fold Farm in the CPO for the site compound

Date: 10 November 2026

Prepared as an indicative justification for the scheme legal team. It explains the options considered and why Jackson Fold Farm is currently preferred; it is not intended to be a formal binding assessment.

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1. Executive Summary

This indicative justification has been prepared to support the scheme solicitor's request for an explanation of why Jackson Fold Farm is proposed for inclusion in the CPO as the site compound. It summarises the alternative options considered and why Jackson Fold Farm is currently preferred.

The project has investigated five potential compound options: nearby commercial and industrial units; Northern Gateway Joint Venture land; Albany International land west of M66 Junction 3; the landfill site south of Pilsworth Road; and Jackson Fold Farm. The alternatives each present material constraints relating to availability, capacity, operational conflict, environmental risk, commercial deliverability or programme certainty.

In parallel, the project team has reviewed and reduced the proposed compound footprint to the smallest area considered necessary to support safe and efficient construction delivery. On the information currently available, Jackson Fold Farm offers the strongest combination of immediate proximity to the scheme, sufficient size, existing bell-mouth access, comparatively limited enabling works, programme certainty and deliverability. This note is intended to support the current CPO narrative and should not be treated as a formal binding assessment.

In addition to the principal compound at Jackson Fold Farm, the construction strategy identifies two preferred satellite locations: Croft Lane, opposite Borden Way, for the western works, and the maintenance area at Moss Hall Lane / Great Bear Junction for the eastern works. M66 Junction 3 provides a natural logistical split between these areas. The satellites would perform limited, location-specific functions that cannot be delivered efficiently from the principal compound alone, potentially including short-term welfare provision, secure storage, small-scale material laydown, plant holding and local site management. The strategy and location-specific rationale are set out in Section 3.1.

The satellite compounds would not duplicate the full facilities provided at Jackson Fold Farm. Their size, duration and facilities would be restricted to the minimum reasonably required for the relevant construction activities. The need for, location of and land take associated with each satellite compound will be reviewed as the design, construction phasing and logistics strategy develop.

2. Purpose and Background

The NGWA scheme requires a construction compound to provide a controlled base for the management and delivery of the works. The compound is anticipated to be required from the planned commencement of construction in Summer 2028 for a period of approximately two years.

The purpose of this indicative justification is to show, in narrative form, that reasonable alternatives have been explored, that the amount of land sought has been challenged and minimised, and that Jackson Fold Farm is the most suitable and deliverable option currently identified for the site compound. The alternative-site assessment and scoring matrix in Sections 4–8 concern the principal compound. Section 3.1 separately explains the supporting satellite compound strategy and the preferred locations serving the western and eastern works.

3. Compound Requirements and Land Minimisation

The operational requirements for the compound have been revisited to ensure that temporary land take is limited to the minimum reasonably practicable area. The footprint has been reduced and refined to accommodate only the facilities necessary for safe and effective construction delivery.

The minimum functional requirements are expected to include:

- site offices and meeting facilities;
- welfare facilities for the construction workforce;
- secure plant, equipment and materials storage;
- material laydown and controlled delivery areas;

- operational parking and vehicle circulation;
- segregated pedestrian and vehicle movements; and
- space required for safe site management, emergency access and statutory compliance.

The land minimisation review will also consider the principal compound and the two satellite compounds together. The allocation of facilities between them will be reviewed to avoid unnecessary duplication and to limit the combined temporary land take, while retaining the facilities needed for safe and effective delivery at each work front.

The final land plan should demonstrate how the revised footprint corresponds with these minimum functions and should identify any areas retained for safety, drainage, access, ecological mitigation or other essential purposes.

3.1 Satellite Compound Strategy

The construction of the scheme will extend over a significant geographical area, with M66 Junction 3 providing a natural logistical split between the eastern and western sections of the works. Provision of two satellite compounds, one serving each side of the project, is therefore considered the most practical approach to supporting local construction activities alongside the principal compound at Jackson Fold Farm.

The satellite compounds would reduce unnecessary movements of plant, materials and personnel across the full length of the scheme. This is expected to improve operational efficiency, reduce construction traffic on the local highway network and limit interaction with local businesses, deliveries and members of the public. They would also provide flexibility for night-time works or other restricted working periods by allowing resources to be positioned closer to the relevant work areas.

Alternative locations have been considered, but suitable sites close to the works are limited by surrounding residential and commercial development. Leasing existing industrial units has also been considered. However, securing suitable premises in advance of the planned Summer 2028 construction start, and retaining them for the required occupation period, presents commercial and availability uncertainty.

3.1.1 West Satellite Compound

Preferred location: Croft Lane, opposite Borden Way

Suitable locations at the western end of the scheme are particularly restricted by surrounding residential and business areas. Existing industrial units available to let have been considered, but there is limited certainty that suitable premises could be secured and retained for the required construction period.

Land adjacent to Albany International was also considered. This land is now understood to form part of a planning pre-application associated with a proposed Lidl development, reducing confidence in its suitability and availability for temporary compound use. This understanding remains subject to confirmation of the planning position and the land concerned. Other potential locations were considered too far from the works to provide an effective satellite facility.

The Croft Lane site would provide a strategically located base for the western works. In particular, it would:

- reduce construction vehicle movements across the wider project;
- reduce the mixing of construction traffic with existing business and delivery traffic;
- provide convenient access for plant, materials and site personnel working on the western section;
- support night-time works by allowing plant and resources to be based closer to the work area;
- reduce internal travel and haulage distances; and
- improve the overall efficiency and safety of construction logistics.

With M66 Junction 3 effectively dividing the eastern and western construction areas, Croft Lane provides a logical operational base for the western works.

3.1.2 East Satellite Compound

Preferred location: Maintenance area, Moss Hall Lane / Great Bear Junction

Options serving the eastern section are similarly limited. Existing industrial premises have been considered, but suitable leased accommodation sufficiently close to the works cannot presently be relied upon for the required construction period. Other potential locations identified in the wider area are considered too remote and would result in additional construction vehicle movements.

The maintenance area at Moss Hall Lane / Great Bear Junction would provide a strategically located facility from which the eastern works could be serviced. Positioning plant, materials and personnel close to those work areas would reduce travel distances and unnecessary construction traffic across the remainder of the scheme.

3.1.3 Overall justification and relationship to the principal compound

The proposed two-satellite-compound arrangement responds to the geographical extent of the scheme and the limited availability of suitable land. Using M66 Junction 3 as the operational split, satellite facilities at Croft Lane and Moss Hall Lane / Great Bear Junction would allow each part of the scheme to be serviced locally.

This arrangement would complement, rather than replace, the principal compound at Jackson Fold Farm. Compared with relying on the principal compound alone or on more remote facilities, it is expected to reduce construction traffic travelling across the project, minimise interaction with residential and commercial traffic, improve the servicing of night-time works and provide a more efficient and resilient construction logistics strategy.

The preferred satellite locations remain subject to confirmation as the design, construction phasing and logistics strategy develop. Their functions, footprints and occupation periods would be restricted to the minimum reasonably required, without duplicating the full facilities provided at the principal compound.

4. Alternative Site Assessment Methodology

Potential compound options have been considered against a consistent set of criteria. The scoring is included as a simple comparison aid for this indicative justification. It reflects project judgement based on the information currently available and should be revisited if further site-specific information becomes available.

4.1 Assessment criteria

Criterion	Definition
Availability and programme certainty	Ability to secure and retain the site for the anticipated 2028 start and approximately two-year occupation period.
Capacity and operational suitability	Ability to accommodate the reduced minimum compound requirements safely and efficiently.
Proximity to the works	Location relative to the main work fronts and the effect on workforce, plant and material movements.
Access and logistics	Suitability of access, internal circulation and logistics for construction traffic, deliveries and plant.

Criterion	Definition
Environmental and community impact	Potential temporary effects on land, environmental receptors, neighbouring occupiers and local communities.
Deliverability and risk	Overall certainty of securing, preparing, operating and reinstating the site without unacceptable programme or commercial risk.

4.2 Scoring scale

Score	Rating	Meaning
1	Poor	Fundamental constraint or insufficient evidence to provide confidence.
2	Significant constraints	Material uncertainty or constraints that substantially reduce deliverability.
3	Acceptable	Potentially workable, but with limitations or further mitigation required.
4	Good	Generally suitable, with manageable constraints or limited outstanding confirmation.
5	Excellent	Strongly satisfies the criterion with a high level of confidence.

Note: A score of 0 may be used where an option has been declined, is unavailable or cannot be relied upon for the relevant criterion.

5. Assessment of Alternative Options

5.1 Nearby commercial and industrial units

Existing commercial and industrial premises were investigated as an alternative compound solution. Possible business units were identified, but availability cannot be confirmed for a Summer 2028 start or the anticipated two-year occupation. Units vacant now may be let, reoccupied or repurposed before mobilisation.

Securing premises materially in advance of operational need, and ahead of entering into the relevant construction contract, would create significant political and commercial risk, including avoidable holding costs and potential challenge over proportionality. The ability of any unit to accommodate the full reduced compound requirement, including laydown, welfare, parking, deliveries and safe circulation, is also unconfirmed. This option therefore lacks the certainty needed for the 2028 construction start.

5.2 Northern Gateway Joint Venture land

Northern Gateway Joint Venture land was explored as a potential option, including the possibility of a compound that could later support Joint Venture development activity. However, the Joint Venture has declined to make the land available for the NGWA scheme. The option therefore cannot provide the certainty required for construction mobilisation and has been discounted.

5.3 Albany International land west of M66 Junction 3

Albany International land west of M66 Junction 3 was considered as a potential alternative. However, the available area is understood to be insufficient to accommodate the likely compound requirements. The site is also

located within a busy commercial and retail estate, creating potential conflicts with existing commercial activity, customer traffic and servicing arrangements. These constraints would materially reduce operational suitability and deliverability.

5.4 Landfill site south of Pilsworth Road

The landfill site south of Pilsworth Road was also considered. Methane seepage is understood to be present, meaning that capping, remediation and control measures would likely be required before the land could safely accommodate a temporary construction compound. The site also remains in active landfill use, which would create operational interface risks between compound activities and landfill operations. These issues would add cost, complexity and programme risk and would require additional controls that are disproportionate to the temporary compound use required by the scheme.

5.5 Jackson Fold Farm

Jackson Fold Farm is the preferred location. It is immediately adjacent to the NGWA works, is of sufficient size for the reduced compound requirement and benefits from an existing bell-mouth access arrangement. These factors support efficient construction delivery and reduce avoidable plant, material and workforce movements.

The required footprint has been reduced to the minimum practicable area. Compared with the alternatives, the existing access and comparatively limited enabling works make Jackson Fold Farm the most deliverable option, subject to appropriate construction controls, schedule of condition and reinstatement strategy.

6. Scoring Matrix

The comparative scores below reflect the current level of information and certainty. They should be treated as preliminary and subject to update if further site-specific information becomes available.

Assessment criterion	Commercial / industrial units	Northern Gateway Joint Venture land	Albany International land west of M66 Junction 3	Landfill site south of Pilsworth Road	Jackson Fold Farm
Availability and programme certainty	1	0	2	2	4
Capacity and operational suitability	2	4	1	2	5
Proximity to the works	3	4	3	4	5
Access and logistics	3	4	2	2	5
Environmental and community impact	4	4	2	1	3
Deliverability and risk	2	2	2	1	5
Total score	**15 / 30**	**18 / 30**	**12 / 30**	**12 / 30**	**27 / 30**

7. Detailed Rationale for Scores

7.1 Nearby commercial and industrial units

Availability and programme certainty - Score 1. Availability for a Summer 2028 start and approximately two-year occupation is unconfirmed. Units vacant now may not remain available.

Capacity and operational suitability - Score 2. It is unconfirmed whether any unit could accommodate the full reduced compound requirement, including laydown, welfare, parking, deliveries and safe circulation.

Proximity to the works - Score 3. Nearby premises could be workable, but they do not demonstrate the immediate operational relationship provided by Jackson Fold Farm.

Access and logistics - Score 3. Established access may exist, but route suitability, deliveries, plant movements and external circulation have not been verified.

Environmental and community impact - Score 4. Use of existing premises could avoid temporary occupation of additional undeveloped land, although local operational impacts remain untested.

Deliverability and risk - Score 2. Future availability, lease terms and suitability are unresolved. Securing units so far ahead of need and before the construction contract would also create significant political and commercial risk, including holding costs and potential challenge over proportionality.

7.2 Northern Gateway Joint Venture land

Availability and programme certainty - Score 0. The Joint Venture has declined to make the land available for the NGWA scheme. The option therefore cannot be relied upon for mobilisation or programme planning.

Capacity and operational suitability - Score 4. A shared construction facility could potentially accommodate the NGWA requirements and avoid duplication. The score assumes potential suitability only and remains subject to confirmation of available space, operational interfaces and site rules.

Proximity to the works - Score 4. A compound within the wider Northern Gateway development area would be expected to be reasonably located in relation to the NGWA works. The exact location and resulting travel distances have not yet been confirmed.

Access and logistics - Score 4. A shared development compound may benefit from construction access and established logistics arrangements. However, priority, capacity, delivery booking, security and interface arrangements remain unconfirmed.

Environmental and community impact - Score 4. Sharing facilities could reduce duplication and cumulative temporary land take. The score recognises this potential benefit, subject to confirmation that the shared operation would not intensify impacts at the host location.

Deliverability and risk - Score 2. The option depends on third-party agreement that has not been secured. It therefore carries significant delivery risk notwithstanding its potential operational benefits.

7.3 Albany International land west of M66 Junction 3

Availability and programme certainty - Score 2. The land has been identified as a potential alternative, but no confirmed basis for occupation has been established and its suitability is materially constrained by available area and existing estate operations.

Capacity and operational suitability - Score 1. The available area is understood to be insufficient to accommodate the likely compound requirements. This represents a fundamental operational constraint.

Proximity to the works - Score 3. The site is within the wider area of the scheme but does not provide the same immediate adjacency or direct operational relationship as Jackson Fold Farm.

Access and logistics - Score 2. The site is located within a busy commercial and retail estate. Compound traffic would risk conflicts with existing commercial activity, customer traffic and servicing arrangements.

Environmental and community impact - Score 2. Use of the site could introduce disruption within an established commercial and retail environment, including potential effects on neighbouring occupiers, customers and servicing operations.

Deliverability and risk - Score 2. The combination of insufficient area and conflicts with existing estate activity creates material deliverability and programme risk.

7.4 Landfill site south of Pilsworth Road

Availability and programme certainty - Score 2. The site cannot be treated as a straightforward compound option because it remains in active landfill use and would require further controls before temporary occupation could be considered.

Capacity and operational suitability - Score 2. The presence of landfill operations, methane seepage and likely need for capping, remediation and control measures would constrain safe and efficient compound use.

Proximity to the works - Score 4. The site is south of Pilsworth Road and is therefore within the local area of the works, but proximity does not overcome the environmental, operational and interface constraints.

Access and logistics - Score 2. Active landfill operations would create interface risks with construction compound traffic, deliveries and workforce movements, requiring additional controls and restrictions.

Environmental and community impact - Score 1. Understood methane seepage and the likely need for capping, remediation and control measures create material health, safety and environmental constraints before the land could be used as a temporary compound.

Deliverability and risk - Score 1. The need for remediation, controls and interface management would add cost, complexity and programme risk that are disproportionate to the temporary compound use required by the scheme.

7.5 Jackson Fold Farm

Availability and programme certainty - Score 4. The site is being progressed through the temporary land acquisition process, providing a defined mechanism to secure the land for the required construction period and offering the highest current level of programme certainty.

Capacity and operational suitability - Score 5. The site can accommodate the project compound requirements, and the footprint has been reviewed and reduced to the smallest area considered necessary. This provides a single principal location for the essential operational functions, complemented by satellite facilities for limited, location-specific support closer to the eastern and western work fronts.

Proximity to the works - Score 5. The site is positioned immediately adjacent to the NGWA works and provides an efficient base for access to the construction area, reducing unnecessary workforce, plant and material movements.

Access and logistics - Score 5. The existing bell-mouth access arrangement provides a practical basis for compound access, subject to final access and logistics confirmation. The site is assessed as offering an effective construction base with comparatively limited enabling works when compared with the more constrained alternatives.

Environmental and community impact - Score 3. The option requires temporary occupation of land and therefore has an impact that must be managed. The reduced footprint, traffic management requirements, centralised compound arrangement, temporary nature of the use and proposed reinstatement support a good rather than excellent score.

Deliverability and risk - Score 5. The acquisition route and project control over the site provide the strongest current basis for mobilisation, secure operation and continuity for the planned construction period, subject to statutory approvals and mitigation commitments.

8. Preferred Site Justification

Jackson Fold Farm is the preferred site and scores 27 out of 30. The alternatives score lower: Northern Gateway Joint Venture land 18 out of 30, commercial and industrial units 15 out of 30, Albany International land west of M66 Junction 3 12 out of 30 and the landfill site south of Pilsworth Road 12 out of 30.

The main differentiator is deliverability. Jackson Fold Farm is immediately adjacent to the scheme, large enough for the reduced footprint, served by an existing bell-mouth access and expected to require comparatively limited enabling works.

The position should be reviewed if a material alternative becomes confirmed and demonstrably deliverable before the CPO case is finalised. On the current information, however, Jackson Fold Farm remains the most robust compound solution.

9. Temporary Use and Reinstatement

The land at Jackson Fold Farm would be required temporarily for the construction phase of the NGWA scheme. The compound would be established, operated and removed in accordance with the relevant approvals and agreed construction controls.

The reinstatement approach should be informed by pre-entry surveys and an agreed schedule of condition. On completion, temporary facilities, hardstandings and services would be removed unless otherwise agreed, and the land reinstated in accordance with the approved strategy and landowner requirements.

10. Conclusion and Summary Position

The project has investigated five reasonable compound options. Commercial and industrial units lack availability certainty and would create political and commercial risk if secured too far in advance. Northern Gateway Joint Venture land has been declined. Albany International land is constrained by insufficient area and estate conflicts. The landfill site presents methane, remediation, active landfill, interface, cost and programme risks.

Jackson Fold Farm remains the highest-scoring and most deliverable option because it is adjacent to the works, of sufficient size, accessed by an existing bell-mouth and expected to require comparatively limited enabling works.

The summary position for the purposes of this indicative justification is that Jackson Fold Farm should continue to be progressed as the preferred compound location for inclusion in the CPO, on the basis that the temporary land take is necessary, proportionate, time limited and minimised, subject to any further site-specific information that becomes available as the acquisition case develops. The supporting satellite strategy identifies Croft Lane, opposite Borden Way, and the maintenance area at Moss Hall Lane / Great Bear Junction as the preferred locations for local support to the western and eastern works respectively. Their availability, land requirements and means of securing temporary occupation remain to be confirmed as the construction logistics strategy develops.