



Tritax Big Box is bringing forward proposals for Intermodal Logistics Park North (ILP North), a new Strategic Rail Freight Interchange (SRFI) project near Newton-le-Willows.

ILP North will provide an intermodal rail terminal and logistics accommodation and warehousing. The project will enhance local, regional, and national freight links and facilitate the North West's access to global markets.

The development of an SRFI at this location has been a longstanding ambition. ILP North includes land which is allocated for development as an SRFI in the St Helens Local Plan referred to as Parkside East. It is an integral part of Liverpool City Region's Freeport and is aligned with National Policy.

Strategically located between Liverpool and Manchester, the site benefits from excellent road and rail access, located to the east of the M6 Junction 22 and near to the M6/M62 interchange at Junction 21a. It is adjacent to the UK's West Coast Mainline (north-south) and Liverpool to Manchester Transpennine (east-west) rail infrastructure. Both of these rail lines form core routes within the UK's Strategic (Rail) Freight Network and provide access to the UK's coastal ports and inter regional markets.

FIND OUT MORE AND HAVE YOUR SAY

Tritax Big Box is committed to engaging with the local community and we will be undertaking our first stage of community consultation for 8 weeks from Monday 27 January until Friday 21 March 2025.

You can learn more about the plans on our project website at www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north or at one of our in-person events detailed on the back page of this newsletter.

How to provide feedback?

You can let us know your thoughts on the proposals by:

- Attending one of our in-person events or online webinar and completing our feedback form
- Visiting the virtual exhibition and completing an online copy of our feedback form
- Emailing your comments to ilpnorth@consultationonline.co.uk
- Writing to us via our Freepost address at **Freepost ILP NORTH** (no stamp needed)

If you have any questions you can speak with a member of the project team on our project phonenumber: 01744 802043

WHO IS TRITAX BIG BOX?

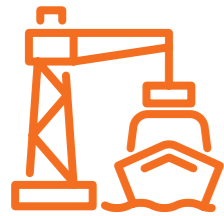
Tritax Big Box Developments (TBBD) is a Tritax Big Box REIT associated company dedicated to logistics development. TBBD specialises in identifying and securing strategic land, and developing large-scale, best-in-class logistics facilities that meet the evolving needs of modern businesses.

Tritax Big Box is the developer behind the ILP North project. Tritax Big Box has a proven track record in developing strategic logistics infrastructure, with an experienced development team that has been involved in dynamic, speculative and occupier-led development schemes across the United Kingdom.

KEY BENEFITS OF ILP NORTH



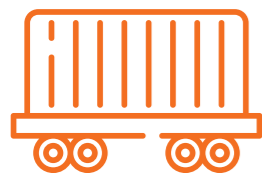
Connecting the North West to global markets: ILP North will deliver a Strategic Rail Freight Interchange (SRFI) that connects the North West to global markets. Strategically located between Liverpool and Manchester the site benefits from access to the UK's West Coast Main Line (north-south) and the Liverpool - Manchester - Transpennine (east-west) rail infrastructure. These rail links provide access to the UK's coastal ports, facilitating a shift from road to rail freight to move goods in and out of the North West.



Inclusion of an allocated site that will help to deliver Liverpool City Region's Freeport: ILP North includes an integral part of Liverpool City Region's Freeport, a special economic zone created by the Government to boost investment. The majority of the site has been allocated in St Helens Borough Council's Local Plan for the development of an SRFI and Tritax Big Box's proposals will realise the local, regional and national ambition for the site.



Delivering investment and unlocking thousands of jobs: ILP North represents a multi-million-pound investment opportunity that will create thousands of jobs during construction, with c.6,000 onsite jobs once operational, including apprenticeships and training opportunities - driving growth and investment in skills for the region's young people. The project's construction would also support thousands of further jobs through the local supply chain.



Providing economic and environmental freight solutions: ILP North is strategically located to promote the switch of freight from road to rail due to its proximity to both road and rail links across the UK. The vision for Intermodal Logistics Park North aligns with the Government's ambitions, as set out in its Rail Freight Growth Target and the National Networks National Policy Statement (NNNPS) for Strategic Rail Freight Interchanges (SRFIs) to reduce traffic congestion and deliver environmental and economic benefits.

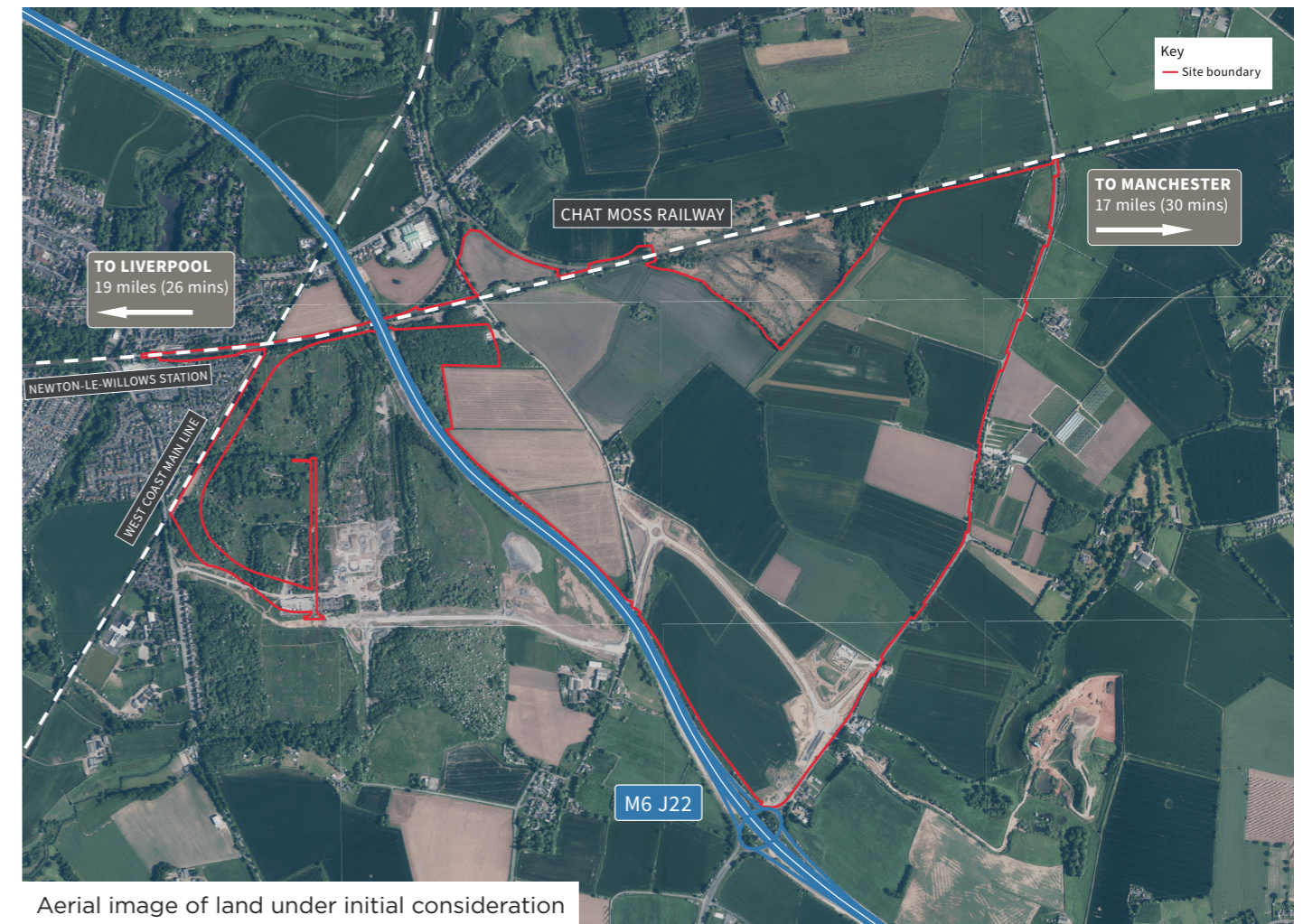


WHAT IS AN SRFI?

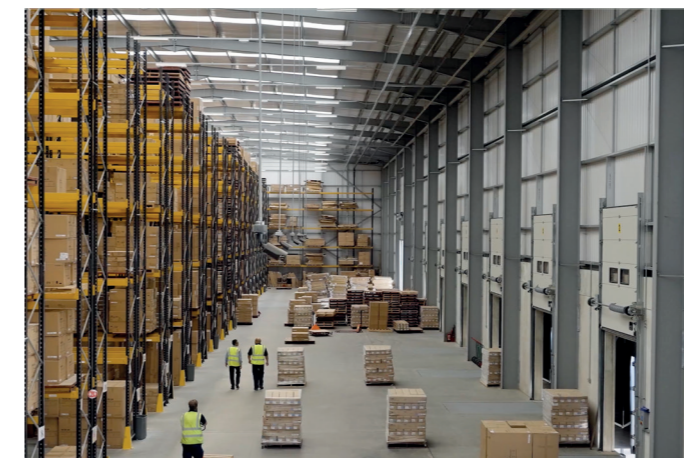
SRFI stands for Strategic Rail Freight Interchange. These are modern distribution and warehouse parks that are linked to both the rail and strategic road systems. They include a rail terminal for the loading and unloading of goods between trains, trucks, and buildings onsite. They provide critical logistics infrastructure for importers and exporters, for manufacturers and distributors and for local and inter-regional distribution.

SRFIs play a crucial role in supporting efficient rail freight distribution logistics, especially in areas with growing demand and increasing congestion on the road network. SRFIs facilitate the transfer of freight from road to rail, contributing to economic growth and reducing congestion and carbon emissions.

An SRFI is often referred to as an 'in-land port' due to its ability to successfully transfer freight from road to rail when linked to the UK's coastal ports.



Aerial image of land under initial consideration



OUR COMMITMENT TO INVOLVING THE COMMUNITY

We are committed to meaningful engagement with the local community and our first stage of consultation aims to introduce the proposals and gain valuable feedback that will help finalise our proposals. The feedback received during non-statutory consultation, coupled with the ongoing environmental and technical surveys, will play a crucial role in shaping the project. We will then undertake a second round of consultation at a later stage.

We will be running our first stage of community consultation for 8 weeks from Monday 27 January until Friday 21 March 2025.

HOW TO GET INVOLVED

We hope that you will take the opportunity to learn more about ILP North and help to shape the proposals.


ATTEND OUR EVENTS

Come along to one of our in-person consultation events or join our online webinar. Members of the project team will be on hand to discuss the proposals with you and answer questions.

These events are detailed below.

CONTACT US

If you have any questions, suggestions, or would like to provide feedback on our proposals, our communications team is here to assist you. You can reach us via:

 01744 802043

 ilpnorth@consultationonline.co.uk

 Freepost ILP NORTH

VISIT OUR WEBSITE

Find out more about our plans at our virtual exhibition where you can also complete an online feedback form:

www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north

You can also register for email updates to ensure you are kept updated at key project milestones.



Scan our QR code

CONSULTATION EVENTS

We hope that you will be able to attend one of the following events to learn more about ILP North, speak with the project team and share your thoughts:

DATE	LOCATION	TIME
Monday 10 February 2025	Crownway Community Centre , Crown St, Newton-le-Willows, WA12 9DA	2.00pm-7.00pm
Thursday 13 February 2025	Golborne Parkside Sports & Community Club , Rivington Ave, Golborne, WA3 3HG	2.00pm-7.00pm
Friday 28 February 2025	Winwick Leisure Centre , Winwick, Warrington, WA2 8LQ	2.00pm-7.00pm
Saturday 1 March 2025	Newchurch Parish Hall , 7-9 Common Ln, Culcheth, Warrington, WA3 4EH	10.00am-2.00pm
Wednesday 5 March 2025	Online webinar event (sign up at www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/)	6.30pm-8.00pm

UNABLE TO GET ONLINE?

If you are unable to access the internet and unable to attend one of our in-person events, you can contact the project phonenumber on **01744 802043**.

A member of our team will be happy to arrange for copies of the consultation materials and printed feedback form to be sent in the post. If you would like this document in large print or audio please let us know.