**UNDER EMBARGO: FOR PUBLICATION FROM 00:01AM MONDAY 27 JANUARY 2025**

**Tritax Big Box launches informal non-statutory consultation on Intermodal Logistics Park North**

* Informal non-statutory public consultation launched on proposals for Intermodal Logistics Park North (ILP North)
* The project proposes to deliver a new Strategic Rail Freight Interchange (SRFI) on land in the Newton-le-Willows area; to better connect the North West to local, regional, national and global markets
* The project could create up to 6,000 jobs on site and add c. £175m per annum in Gross Value Added (GVA) to the regional economy, following completion
* ILP North is an integral part of the Liverpool City Region Freeport, a special economic zone created by the Government to boost investment
* ILP North is classed as a Nationally Significant Infrastructure Project (NSIP), with permission to be obtained by way of a Development Consent Order (DCO)

Tritax Big Box Developments, a leading logistics and industrial property development company, has launched an informal non-statutory consultation on proposals for Intermodal Logistics Park North (ILP North) in the Newton-le-Willows area.

The project would deliver a new Strategic Rail Freight Interchange (SRFI) - a modern distribution and warehouse park linked to both the strategic rail freight and road networks – that would better connect the North West to local, regional, national and global markets; with potential to create thousands of jobs, drive growth and investment in skills for the region.

The site is strategically located between Liverpool and Manchester, benefiting from excellent access to the UK’s West Coast Main Line (north-south) and Liverpool-Manchester TransPennine (east-west) rail freight infrastructure. These rail links provide access to the UK’s coastal ports, offering potential to facilitate a significant shift from road to rail freight to move goods in and out of the North West.

ILP North could deliver up to c.767,000 sq. m. (c.8.2m sq. ft.) of warehousing and ancillary buildings with a total footprint of c.590,000 sq. m. (c.6.3m sq. ft.) and c.177,050 sq. m. (c.1.9m sq. ft.) of mezzanine floorspace.

Tritax Big Box Developments is committed to meaningful consultation with the local community and will be running a first round of consultation from Monday 27 January 2025 until Friday 21 March 2025. Residents are encouraged to find out more by attending one of the following events:

* **Monday 10 February 2025** at **Crownway Community Centre**, **2pm-7pm**
* **Thursday 13 February 2025** at **Golborne Parkside Sports & Community Club**, **2pm-7pm**
* **Friday 28 February 2025** at **Winwick Leisure Centre**, **2pm-7pm**
* **Saturday 1 March 2025** at **Newchurch Parish Hall**, **10am-2pm**
* **Wednesday 5 March 2025 – Online Webinar, 6.30pm-8pm**

Detailed information about the proposals, and how to provide feedback can be found at the project website: [www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/](http://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/).The project team can also be contacted by email at [ilpnorth@consultationonline.co.uk](mailto:ilpnorth@consultationonline.co.uk) or by phone on **01744 802043**.

People can also sign up for updates from the Planning Inspectorate PINS on their website: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/TR0510001/get-updates/start>.

Feedback on the proposals during this round of informal consultation will be accepted until **11:59pm on Friday 21 March 2025**. The project will then be refined before it is presented for further consultation during the statutory consultation phase, anticipated to be undertaken at the end of 2025.

**David Travis, Head of Manchester Office at Tritax Big Box Developments said:**

“Our informal non-statutory consultation is a key milestone as we set out our early plans for ILP North in the Newton-le-Willows area. It has been a long-held ambition of St Helens Borough Council and the Liverpool City Region Combined Authority to bring such a development forward and we are delighted to be bringing their long-standing vision to fruition.

“The development of an SRFI at this location is an integral part of Liverpool City Region’s Freeport and is aligned with the UK Government’s target to increase rail freight by at least 75% by 2050; with potential to deliver a scheme of local, regional and national importance. The project is classed as a Nationally Significant Infrastructure Project, meaning that permission will be determined directly by the Government by way of the Development Consent Order (DCO) process.

“We are committed to working with the local community and other stakeholders to inform the quality and design of the project as we go through the various stages of the consenting process and look forward to commencing our initial engagement with them over the coming weeks.”

**Steve Rotheram, Mayor of the Liverpool City Region said:**

“This development could be a game-changer for the Newton-le-Willows area. This is exactly the kind of investment we need to strengthen our position as a vital hub for trade and logistics. I’m particularly excited about the prospect of creating thousands of good, sustainable jobs.

“With its strategic location and the support of the Liverpool City Region Freeport, this project will help drive economic growth, improve connectivity, and open up new opportunities for local people. It’s great to see our vision for the future of places such as this taking shape, and I look forward to working with Tritax Big Box Developments and all our partners to make this a reality.”

**Councillor Anthony** **Burns, Leader of St Helens Borough Council, said:**

“The proposal to bring forwards Intermodal Logistics Park North as an integral part of the Parkside Freeport has the potential to bring in huge growth opportunities for our borough, create a range of jobs for our residents and support our current businesses through a wealth of supply chain opportunities during construction and operation. We have always recognised that this strategic site is of regional and national importance for both regeneration and the transition to net zero, given its unrivalled transport connections and Liverpool City Region Freeport Tax Site status. I would strongly encourage people to take part in the consultation, hear about the vision for this hugely important site and help influence its future outcomes.”

**ENDS**

**NOTES:**

For media enquiries relating to ILP North:

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**About Tritax Big Box Developments**

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, holding a 100% planning approval rate, and developing large-scale, high-quality logistics facilities that meet the evolving needs of modern businesses.

**Tritax Big Box REIT plc**

Tritax Big Box REIT plc (ticker: BBOX) owns, manages and develops supply chain infrastructure that is critical to the UK economy. The company has the UK’s largest logistics investment and development portfolio, providing businesses with the space to succeed.

Using its sector specialism and deep market insights, BBOX proactively manages high-quality logistics assets, typically let on long-term leases with upward-only rent reviews, majoring on locations that have good access to power, connectivity and people. BBOX has market leading ESG credentials, delivering sustainable real estate solutions and capitalising on the significant opportunities arising from structurally supported occupational demand and limited supply of modern logistics real estate in the UK.

The Company is a real estate investment trust to which Part 12 of the UK Corporation Tax Act 2010 applies, is listed on the premium segment of the Official List of the UK Financial Conduct Authority (Ticker: BBOX) and is a constituent of the FTSE 250, FTSE EPRA/NAREIT and MSCI indices.

See [www.tritaxbigbox.co.uk](http://www.tritaxbigbox.co.uk/) for more information.