

Intermodal Logistics Park North Rail Freight Interchange (ILPN RFI)

Statement of Community Consultation (SoCC)

Prepared for Intermodal Logistics Park North Limited
October 2025

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1. INTRODUCTION

1.1. PURPOSE OF THE DOCUMENT

- 1.1.1. Intermodal Logistics Park North Limited (“the Applicant”) is publishing this Statement of Community Consultation (“SoCC”) in connection with its proposals for a new Strategic Rail Freight Interchange (“SRFI”) with an intermodal rail freight terminal and logistics accommodation/warehousing and associated infrastructure, known as Intermodal Logistics Park North Rail Freight Interchange (“the Proposed Development”).
- 1.1.2. Intermodal Logistics Park North Rail Freight Interchange is classed as a Nationally Significant Infrastructure Project (“NSIP”) and will proceed through the Development Consent Order (“DCO”) planning process. This is because the proposal meets the thresholds set in the Planning Act 2008 (“the PA 2008”) relating to SRFIs.
- 1.1.3. To construct and operate the Proposed Development, the Applicant requires development consent from the Secretary of State for Transport, via a DCO and not a planning permission under the Town and Country Planning Act 1990.
- 1.1.4. The purpose of this SoCC is to set out how the Applicant intends to consult people living in the vicinity of the Proposed Development, local organisations and businesses, prescribed consultees, local authorities and persons with an interest in land about the proposals before submission of the DCO application. It includes a description of the consenting process the Applicant must follow in seeking a DCO and the Applicant’s proposals for:
 - what the Applicant will be consulting on (i.e. what the Proposed Development comprises and what information will be available as part of the consultation);
 - who the Applicant will consult;
 - how the Applicant will consult;
 - how people can respond to the consultation; and
 - how the Applicant will use the consultation feedback responses.
- 1.1.5. This SoCC has been prepared in accordance with section 47(1) of the PA 2008, which requires applicants to prepare a statement explaining how they will consult the local community regarding their proposals and to carry out pre-application consultation in line with this SoCC.
- 1.1.6. Understanding the views of the local community, local authorities and other stakeholders helps ensure the Applicant identifies valuable information and the feedback received will help shape the Proposed Development.
- 1.1.7. As the Proposed Development is subject to an Environmental Impact Assessment (“EIA”) to assess the potential environmental effects of the Proposed Development it is defined as an EIA Development (in accordance with Regulation 6 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations”). This SoCC also

sets out how the Applicant intends to publicise and consult on the preliminary environmental information (contained within the Preliminary Environmental Information Report (“PEIR”)) that is prepared as part of the EIA process, in accordance with Regulation 12 of the EIA Regulations.

- 1.1.8. The Planning Act 2008 guidance on the pre-application processes sets out the steps applicants must take before submitting a DCO application for a NSIP. In addition to the Applicant’s obligations under section 47, section 42 of the PA 2008 sets out how applicants must consult with prescribed consultees (bodies such as the Environment Agency and Historic England, local authorities (such as St Helens Council, Warrington Council and Wigan Council) and persons with an interest in land (“section 42 consultees”). All section 42 consultees known at the time of the statutory consultation will be consulted in accordance with this SoCC and are invited to participate in consultation activities.

2. INTERMODAL LOGISTICS PARK NORTH RAIL FREIGHT INTERCHANGE

2.1. THE PROPOSED DEVELOPMENT

2.1.1. The Proposed Development is located on land near Newton-le-Willows, midway between the cities of Liverpool and Manchester. The Proposed Development falls within the administrative boundaries of St Helens Borough Council, Wigan Borough Council and Warrington Borough Council.

2.1.2. The total draft Order Limits for the Proposed Development comprises an area of approximately 475.6 ha. Key components of Intermodal Logistics Park North include:

- provision of a logistics park comprising up to c.767,000 square metres (m2) (gross internal area or GIA) of warehousing and ancillary buildings with a total footprint of up to 590,000m2 at ground floor level and up to 177,050m2 of mezzanine floorspace, comprising a mixture of units with the potential to be rail connected, rail served and rail accessible units;
- provision of a rail terminal capable of accommodating up to 16 trains (up to 775m in length) per day, including connections to the mainline and ancillary development such as container storage, cranes for the loading and unloading of shipping containers, Heavy Goods Vehicle (HGV) parking, rail control building, fuelling facilities and staff facilities;
- a rail turn-back facility within the Western Rail Chord capable of accommodating trains up to 775m in length;
- new bridges across the Chat Moss Line to enhance connectivity and replace level crossings to improve safety;
- closure and diversion of two rail level crossings (Parkside No. 1 and Lowton Moss);
- provision of overnight lorry parking with welfare facilities and HGV fuelling facilities for users of the SRFI;
- new internal roads and works to existing road infrastructure on the Main Site*;
- closure of existing access and provision of new access to Newton Park Farm and neighbouring properties;
- new electricity substations;
- new energy centre(s) and potential for battery storage;
- provision of roof-mounted photovoltaic arrays and/or canopy photovoltaic arrays over parking areas capable of providing direct energy supply to buildings on which they are mounted and/or distributing and exporting power via the energy centre(s);
- strategic landscaping and open space, including: bunds up to 3m above the reprofiled ground level, hard and soft landscape works, amenity features and planting;
- earthworks to regrade the Main Site to provide development plateaus, appropriate access, connections to the railway, development plots and landscape zones;

- habitat creation, enhancements, compensation and provision of publicly accessible space;
- an amenity area to the north of the railway line bounded by rail lines and Parkside Road, providing amenity open space, landscaping and screening as well as including heritage interpretation;
- farmland to the north of the Liverpool to Manchester railway and south of the A572 Newton Road for the provision of Biodiversity Net Gain requirements, new and realigned Public Rights of Way (“ProWs”) and landscaping including tree belts to screen views from the north;
- farmland to the east of Winwick Lane for the reuse of topsoil and landscaping including stopping up gaps in hedgerow and tree belts to screen views from the east;
- noise attenuation measures;
- new pedestrian and cycle access routes and connections and infrastructure including provision of new, and diversion of existing, PRoW where required;
- provision of a public transport hub;
- demolition of existing on-site structures (including existing residential dwellings / farmsteads and commercial premises);
- utility compounds, plant and service infrastructure;
- security and safety provisions inside the ILPN RFI including fencing and lighting;
- drainage works including creation of attenuation ponds and sustainable drainage features;
- development signage; and
- highways mitigation works to be determined through assessment and review with relevant stakeholders, as set out in the Highways Mitigation Options Report.

**Main Site refers to land to the east of the M6 motorway, to the south of the Chat Moss Line and to the west of Winwick Lane incorporating a triangular parcel of land located to the west of Parkside Road and to the north of the Chat Moss Line.*

- 2.1.3. The Proposed Development would deliver significant environmental and economic benefits by enabling a major shift from road to rail freight, helping to cut carbon emissions and support the UK’s net zero targets. Strategically located within a designated area of the Liverpool City Region Freeport, a substantial portion of the site is allocated within the St Helens Local Plan and it is also identified in the emerging Wigan Local Plan. The sections of the site that fall within Warrington Borough are allocated as Green Belt. It would unlock up to c.767,000 m² of logistics space (with a total footprint of up to 590,000m² and up to 177,050m² of mezzanine floorspace), support global trade links, and create up to 6,000 jobs—including apprenticeships and training opportunities—making a meaningful contribution to regional growth and national sustainability goals.

2.2. ENVIRONMENTAL IMPACT ASSESSMENT

- 2.2.1. The Proposed Development constitutes EIA Development as defined by the EIA Regulations.
- 2.2.2. An EIA is therefore being prepared to ensure the potential environmental effects of the Proposed Development are properly understood and to identify appropriate mitigation measures to avoid, prevent, reduce or offset any significant adverse environmental effects. The DCO application will be accompanied by an Environmental Statement containing the findings of the EIA.
- 2.2.3. An EIA Scoping Opinion was issued by the Planning Inspectorate on 12 December 2024. Based on the information available at that early stage, the Applicant's Scoping Report identifies the key environmental issues relevant to the Proposed Development and suggests any potential mitigation measures. The Scoping Opinion is available to view on the Planning Inspectorate website at: <https://nsip-documents.planninginspectorate.gov.uk/published-documents/TR0510001-000004-TR0510001%20-%20Scoping%20Opinion.pdf>
- 2.2.4. In accordance with Regulation 12 of the EIA Regulations, a PEIR, which sets out initial information on the potential environmental effects of the Proposed Development and any proposed mitigation, will be prepared and published that will help consultees to take an informed view on these matters. The topics that the PEIR will cover are outlined in **Table 2**.
- 2.2.5. The Applicant will invite feedback on the information presented in the PEIR as part of the statutory consultation. The Applicant will have regard to feedback received before the DCO application and EIA are finalised.

3. ABOUT TRITAX BIG BOX DEVELOPMENTS

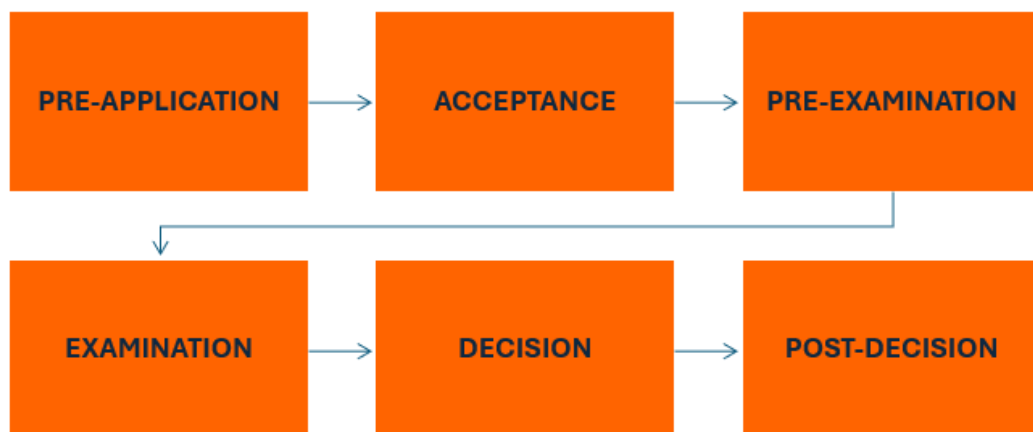
3.1. THE APPLICANT – INTERMODAL LOGISTICS PARK NORTH LIMITED

- 3.1.1. The Applicant for the Proposed Development is Intermodal Logistics Park North Limited, a limited company under the beneficial ownership of Tritax Big Box REIT plc.
- 3.1.2. Tritax Big Box Developments (“Tritax Big Box”) is the logistics development arm of Tritax Big Box REIT plc, a FTSE 250 company.
- 3.1.3. The business provides best-in-class greener logistics buildings, supplying an unrivalled choice of building locations and scale. Its customers include some of the biggest names in the retail, logistics, consumer products, automotive and TV/film sectors.
- 3.1.4. Tritax Big Box is the developer behind the Proposed Development. 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.
- 3.1.5. The developer’s website can be viewed here: <https://www.tritaxbigbox.co.uk/>

4. CONSENTING PROCESS

- 4.1.1. According to Section 2 of the PA 2008, an SRFI is an NSIP if it is located in England, and:
- Includes a rail-connected facility capable of handling freight;
 - Is capable of receiving and dispatching at least four trains per day, each train being at least 775 metres long;
 - Provides at least 60 hectares of land capable of use for storage, handling goods, and distribution of goods carried by rail or road.
- 4.1.2. As the Proposed Development meets the thresholds set in the PA 2008, it is classified as a NSIP and under the PA 2008 requires the Applicant to submit an application for a DCO to the Planning Inspectorate.
- 4.1.3. If the application for the DCO is accepted, the Planning Inspectorate will appoint an Examining Authority to examine the application and, following that process, which includes hearing sessions to consider the relevant issues raised by consultees and which interested parties can participate in, will then submit a report on the application to the Secretary of State for Transport (the “Secretary of State”) recommending whether consent should be granted or refused. The Secretary of State will make the final decision on the DCO application.
- 4.1.4. Interested parties are entitled to participate throughout the duration of the process, including after submission and during examination.
- 4.1.5. Before submitting a DCO application, the PA 2008 requires the Applicant to carry out consultation about the proposals, with people living in the vicinity of the Proposed Development, local organisations and businesses, prescribed consultees, local authorities and persons with an interest in land.
- 4.1.6. An overview of the DCO process is shown in **Figure 1**.

Figure 1: The DCO Process



- 4.1.7. The PA 2008 requires the Applicant to consult with persons with an interest in the proposed land and certain bodies as prescribed under section 42 of PA 2008. They include bodies such as local authorities (such as St Helens Council, Warrington Council and Wigan Council) and statutory bodies (such as the Environment Agency and Historic England).
- 4.1.8. The PA 2008 requires the Applicant to consult with the local community under section 47 of the PA 2008 (the subject of this SoCC); and to publicise the proposals, locally and nationally. The local community is defined in the PA 2008 as people living within the vicinity of the land.
- 4.1.9. Further information on the DCO application process can be obtained from the Planning Inspectorate which has published a range of advice notes intended to inform applicants, consultees, the public and others about a range of matters in relation to the PA 2008 process. This includes Advice Note Eight, which provides more detail on the NSIP planning process. All advice notes can be found on the Planning Inspectorate's website: <https://www.gov.uk/government/collections/national-infrastructure-planning-advice-notes>.

5. ENGAGEMENT TO DATE

- 5.1.1. The Applicant undertook Non-Statutory Consultation on the Proposed Development between Monday 27 January and Friday 21 March 2025. In advance of this, a Non-Statutory Consultation Strategy was shared and agreed with the host local authorities. This, alongside ongoing dialogue with the host local authorities, has informed the development of this SoCC which follows a similar approach.
- 5.1.2. The Non-Statutory Consultation had the following aims:
- to introduce the Proposed Development to the public, providing an overview of the Proposed Development and the national need for an SRFI;
 - present the initial plans for the Proposed Development;
 - to give stakeholders and the community the opportunity to provide feedback on the emerging proposals; and
 - to outline the next steps for the Proposed Development.
- 5.1.3 Over the course of the Non-Statutory Consultation, the Applicant held four in-person consultation events at accessible locations within the consultation zone (CZ), which is explained in Section 6.2, as well as two digital webinar events. The consultation was publicised through a mixture of direct mailings, email notifications, social media advertising and posters sent to local parishes. Dedicated project information channels were established for those who had questions about the Proposed Development or needed to get in contact with the project team. This engagement is summarised in **Table 1**.

Table 1: Summary of non-statutory consultation activities to date

Activity	Total
Community newsletters issued	36,140
In-person consultation events	4
Webinars	2
Stakeholder Briefings*	4

**Specific briefings held with stakeholders regarding the non statutory consultation. The four listed include Liverpool City Region Combined Authority, Transport for Greater Manchester, St Helens Council members and councillors and Warrington Council officers. Further meetings have taken place with elected representatives following the non statutory consultation that are not captured in the table above.*

- 5.1.4. There were a number of ways for members of the public and those interested in the consultation to provide feedback. These included:
- completing an online feedback form on the project website (<https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/>)
 - completing a paper feedback form or sending written comments by post (FREEPOST ILP NORTH); and

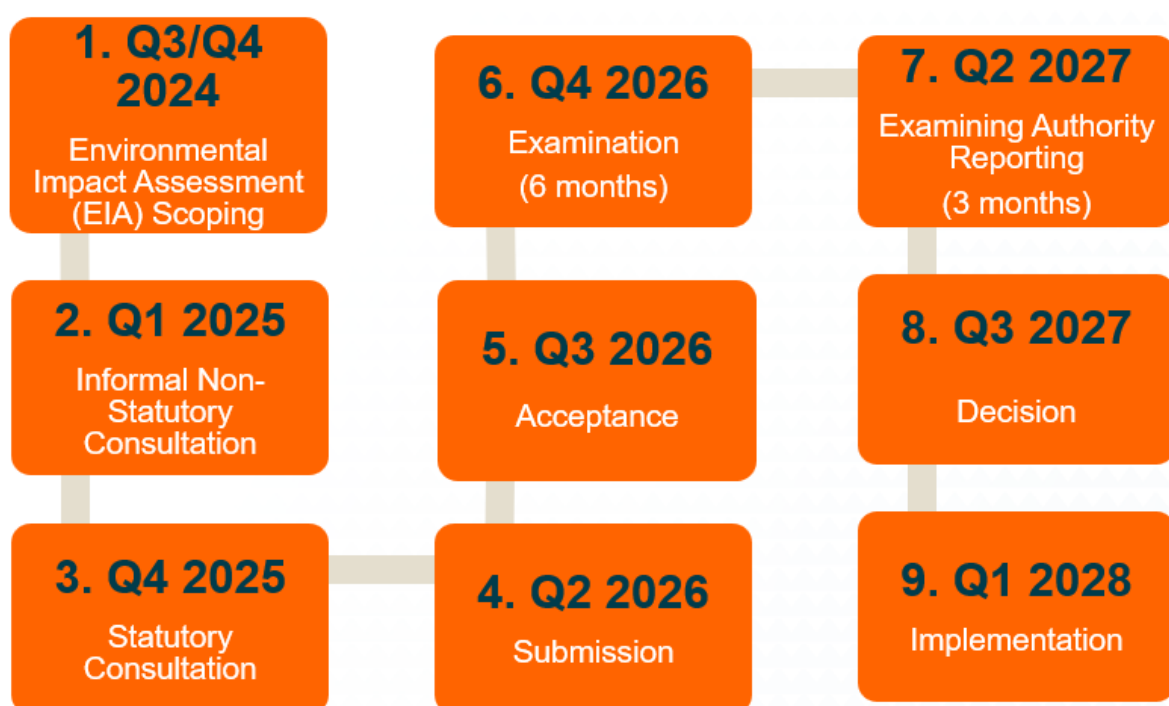
- emailing feedback to the project email address (ILPNorth@consultationonline.co.uk).

- 5.1.5. In addition to the above feedback channels, a project information line (01744 802043) was also available for people to ask questions about the non-statutory consultation and Proposed Development.
- 5.1.6. In total, throughout the eight week non-statutory consultation period, 202 community responses were received. Of these, 163 were submitted via the feedback form including submissions through the online project website, hard copy forms completed at events, and those sent via post or email to the project inbox. In addition, 36 email feedback responses were submitted directly to the project inbox, along with three letters.
- 5.1.7. The Applicant also received 21 feedback responses via email from statutory consultees. Furthermore, seven email responses were received from non-statutory organisations, along with four completed feedback forms submitted on behalf of non-statutory organisations.
- 5.1.8. More information about the non-statutory consultation can be found in the Informal Non-Statutory Consultation Summary Report which is part of the documents that are currently available on the project website (www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/). Archive documents from the non-statutory consultation will remain available on the project website. Paper copies will be available on request and subject to a printing charge of £0.35 per page.

5.2. TIMELINE FOR THE PROPOSED DEVELOPMENT

- 5.2.1. **Figure 2** below sets out an indicative timeline for each stage of the Proposed Development from consultation through to the Secretary of State's decision.

Figure 2: Indicative project timeline



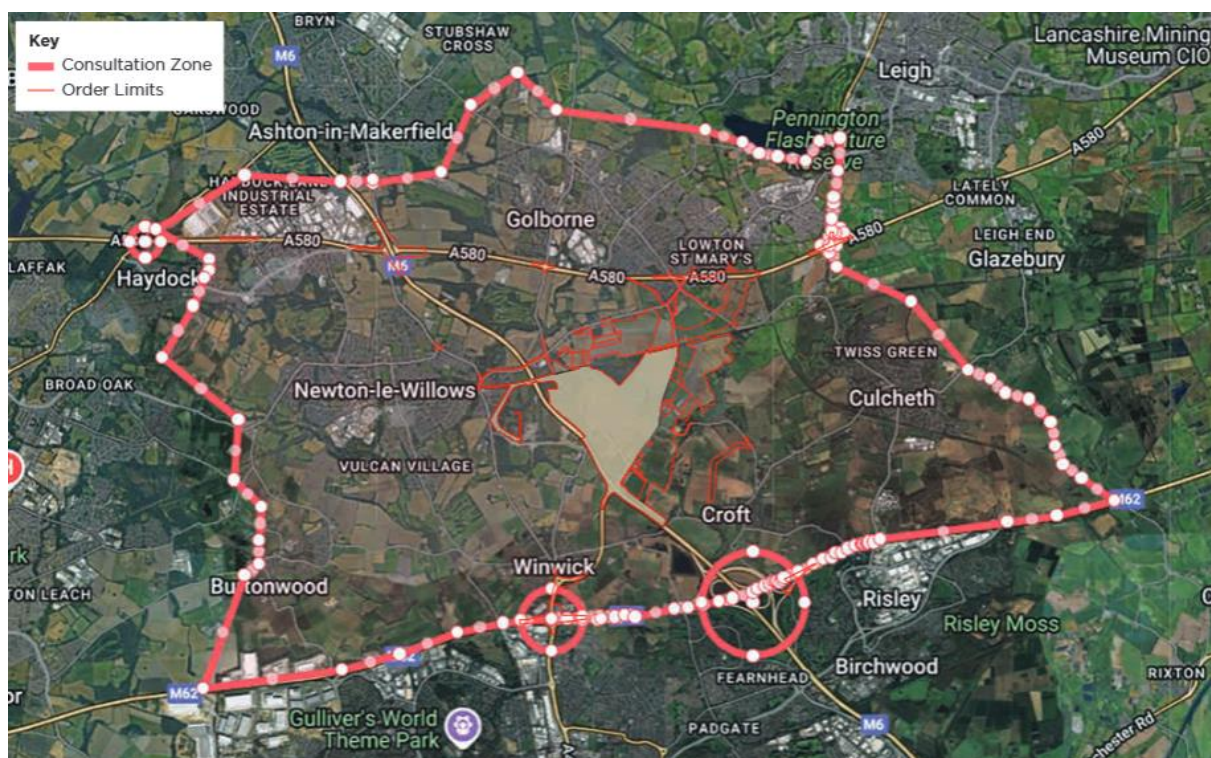
6. STATUTORY CONSULTATION UNDER SECTION 47 OF THE PA 2008

- 6.1.1. The Applicant will undertake Statutory Consultation in accordance with section 47 of the PA 2008 for eight weeks starting on **Tuesday 28 October 2025**. The deadline for consultation responses is 11:59pm on **Tuesday 23 December 2025**. All responses to the consultation must be received by the closing date.
- 6.1.2. This consultation will provide an opportunity for people in the local community and interested parties to have their say about the Proposed Development.
- 6.1.3. As well as the community consultation in accordance with section 47, this consultation will also include:
- consultation with prescribed bodies such as Natural England, the Environment Agency and National Highways (under section 42 of the PA 2008);
 - consultation with host and neighbouring local planning authorities (under section 42 of the PA 2008);
 - consultation with any persons with an interest in the land affected by the Proposed Development (under section 42 of the PA 2008); and
 - publication of the consultation on the Proposed Development (under Section 48 of the PA 2008).

6.2. WHO IS THE APPLICANT CONSULTING?

- 6.2.1. The Applicant will consult widely in accordance with this SoCC. The Applicant's Statutory Consultation process is open to anyone with an interest in the Proposed Development.
- 6.2.2. The Applicant has identified a Consultation Zone (CZ) (shown in **Figure 3**) for the purpose of communicating with the local community under section 47 of the PA 2008. The CZ that was used during the Non-Statutory Consultation has been updated for the Statutory Consultation to include an additional 1,303 properties. These additional properties have been included for Statutory Consultation as they could be affected by the off-site junction works being explored as part of the Proposed Development. The CZ also ensures that all relevant parishes the Applicant intends to engage with are included, along with neighbouring parishes that the Applicant is also required to consult.
- 6.2.3. The CZ has been defined to reflect:
- Zone of visibility for the Proposed Development, which assesses areas in the vicinity of the DCO Site that could experience a degree of visual impact.
 - Existing physical boundaries, such as the M62 and A580.
 - The likely routes of vehicles accessing the site during the construction and operation phases.
 - Capturing entire communities, rather than excluding small numbers of properties

Figure 3: Consultation Zone for the Proposed Development shown in relation to the Order Limits (Scheme Overview and Remote Junctions)



6.3. WHAT IS THE APPLICANT CONSULTING ON?

- 6.3.1. The Applicant will present proposals for the Proposed Development including how they have been informed by the Applicant's environmental assessments and consultation to date.
- 6.3.2. The Applicant will be seeking feedback on the ongoing evolution of the Proposed Development including the Applicant's current proposals for:
- The overall proposals for the Proposed Development;
 - Measures proposed to avoid or minimise impacts identified in the Applicant's preliminary environmental assessment;
 - Updated draft maps and plans
- 6.3.3. The Proposed Development will be explained through materials that will be made available during the Statutory Consultation, as set out in **Table 2** below.

Table 2: Statutory consultation materials for the Proposed Development

Consultation Materials	
Function	Rationale
Consultation Newsletter	A newsletter publicising the consultation and outlining a high-level overview of the Proposed Development, details of the consultation programme, including the location, dates and times of the public consultation events. The newsletter will also include a QR code that links to the project website. This newsletter will be distributed to 36,000+ addresses within the CZ.

	The consultation newsletter will also be issued to statutory bodies and wider consultees such as local interest groups and organisations via email and post. The consultation newsletter will also be available to view and download on the project website.
Consultation Brochure	A consultation brochure will be published on the project website at the start of the statutory consultation period and will be available for download. The brochure will include a summary of the proposals the Applicant is consulting on, an outline of the environmental assessment work, details of how people can take part, and how feedback will be used to influence and shape the proposals. Printed copies of this brochure will be available to take away at all consultation events, at deposit locations (listed in Table 4), and on request by contacting the project team.
Highway Mitigation Options Report	A Highway Mitigation Options Report will be published on the project website at the start of the statutory consultation period and will be available for download. The document will outline and explain the range of potential highways access and infrastructure options being considered as part of the Proposed Development. It will provide information on the rationale behind each option, how they are being assessed, and how they relate to the wider transport and environmental context. Printed copies of the document will be available to view at all consultation events and at deposit locations (listed in Table 4). A copy of the document can be requested by contacting the project team.
Feedback Form	A feedback form will be prepared to gather feedback on all aspects of the Proposed Development. The feedback form will be available for completion online via the project website and will be accessible throughout the eight-week consultation period. Printed feedback forms will be available (free of charge) on request by contacting the project team, at consultation events, and at the deposit points (listed in Table 4), along with freepost envelopes. The feedback form will also be available to download from the website, print, complete in pen and return to FREEPOST ILP NORTH.
Exhibition Banners	Exhibition banners will be created to display information at the in-person events about the proposals and provide an overview of the key components of the Proposed Development. The banners will be designed to assist the understanding of the Proposed Development at the consultation events. Members of the public will also be able to view the banners on the project website, which will go live on the day of the first event.

PEIR, figures and appendices	The topics that the PEIR will cover are: ○ Introduction ○ Site description ○ Project description ○ Site selection, alternatives and scheme evolution ○ EIA scope and general methodology ○ Land use and socio-economic effects ○ Transport and traffic ○ Air quality ○ Noise and vibration ○ Landscape and visual effects ○ Ecology and biodiversity ○ Cultural heritage ○ Archaeology ○ Surface water and flood risk ○ Geology, soils and contaminated land ○ Materials and waste ○ Energy and climate change ○ Population and human health ○ Major accidents and disasters ○ Cumulative, in-combination and transboundary effects ○ Conclusion It will also set out how the Applicant proposes to mitigate the impacts of and maximise the benefits of the Proposed Development. The PEIR chapters, figures and appendices will be available for download free of charge from the project website. Printed copies of the PEIR be available to view (but not take away) at the consultation events. Copies of the PEIR contained on a USB stick can be provided on request free of charge. A hard copy can be requested for a charge of £0.35 per page to cover printing and posting costs. Requests for hard copies can be made by email: ilpnorth@consultationonline.co.uk or by calling 01744 802043.
Non-Technical Summary of the PEIR	The Non-Technical Summary (NTS) provides a summary of the preliminary environmental information and the conclusions within the PEIR. This summary will be written in plain language as far as possible without technical jargon, making it accessible to the general public. The NTS will be available to view on the Applicant's project website, at deposit locations, at consultation events and posted out on request free of charge.
Draft DCO	The draft DCO outlines and includes provisions that authorise various aspects of the Proposed Development. A copy of the draft DCO contained on a USB stick can be provided on request free of charge. A hard copy can be requested for a charge of £0.35 per page to cover printing and posting costs. Requests for hard copies can be made by email: ilpnorth@consultationonline.co.uk or by calling 01744 802043.
Draft maps and plans of the	Maps and plans for the Proposed Development will also be available on the project website and at the consultation events and deposit locations.

Proposed Development	Copies of the draft maps and plans of the Proposed Development contained on a USB stick can be provided on request free of charge. A hard copy can be requested for a charge to cover printing and posting costs to be quoted upon request. Requests for hard copies can be made by email: ilpnorth@consultationonline.co.uk or by calling 01744 802043.
Supporting Documents	Supporting documents including the Planning Statement, Design Approach Document, Design Code and SRFI Needs Assessment will also be available on the project website and at the consultation events. Copies of the supporting documents contained on a USB stick can be provided on request free of charge. A hard copy can be requested for a charge of £0.35 per page to cover printing and posting costs. Requests for hard copies can be made by email: ilpnorth@consultationonline.co.uk or by calling 01744 802043.

Table 3: The Project Website

Features	Rationale
Online downloadable copies of all the statutory consultation material, including: the PEIR, consultation brochure and feedback form	To ensure the exhibition material is accessible to those who may not be able to get to an in-person event or a deposit location. This will ensure that the consultation is accessible to everyone who wants to participate.
Web page content	The project website will provide up to date information about the Proposed Development and have downloadable versions of all the documents that have been prepared for statutory consultation. The website will feature several sections that will provide the following information: • an overview of the Proposed Development • details of the informal Non-Statutory Consultation • an overview and introduction to the Statutory Consultation • updated versions of the maps and plans presented during the non-statutory consultation • a brief overview of the DCO process and an indicative project timeline • an overview of the local and national benefits of the Proposed Development • information about Tritax Big Box Developments as a company and its portfolio of projects
Online feedback form	To enable members of the public to submit their feedback online and reduce the carbon footprint of consultation activity. This will be available from the consultation launch until close.
Register for updates function	This will enable the public to register to be updated about the Proposed Development, once they have signed up, they will receive updates at key project milestones.

Webinar registration form	To enable members of the public to register to join the webinar.
Contact details	To provide details of how to contact the project team for any further questions.

6.4. APPROACH TO COMMUNITY CONSULTATION

6.4.1. During Statutory Consultation, the Applicant will use a range of methods to ensure an inclusive, meaningful and open consultation. The Applicant will use a range of digital and non-digital methods of communication to ensure that consultation can be accessed by all members of the community.

6.4.2. The Applicant will be focusing the consultation on communities within the consultation zone; however, the Applicant will ensure communities outside of the CZ are also made aware of the consultation as set out in Section 6.4.4.

6.4.3. Inside the CZ:

- All homes and businesses within the CZ will be sent a consultation newsletter with high-level details about the Proposed Development as well as contact details for the project team;
- Consultation events will be held at locations within the CZ, as set out in **Table 5**;
- Relevant groups and organisations such as parish councils and local interest groups will be notified of consultation opportunities; and
- The Applicant has also identified a list of local community spaces within the CZ that will be directly mailed a poster and a request that they display this to advertise how people can participate in the consultation. These locations are:
 - B&Q Winwick
 - CPS Culcheth
 - Croft Golf Centre
 - Croft Memorial Hall
 - Crownway Community Centre
 - Culcheth Library
 - Golborne Library
 - Golborne Parkside Sports and Community Club
 - Golborne Sports and Social Club
 - Newbank Garden Centre
 - Newchurch Parish Hall
 - Newton Community Centre
 - Newton-le-Willows Library
 - Newton-le-Willows Rail Station
 - Newton-le-Willows Health and Fitness
 - St Oswalds Church
 - St Peter's Church
 - The Daten
 - Vulcan Sports Club
 - Lowton Community Hub and Café

- The Flash Community Centre
- Parish Councils within the CZ

6.4.4. Outside of the CZ, the Applicant will raise awareness of the consultation using a number of methods, including:

- Issuing a press release to local news media, including St Helens Star, Wigan Today, Warrington Guardian, Warrington Worldwide, Lowton & Golborne News, Newton-le-Willows, Liverpool Echo, Manchester Evening News, Cheshire Live, Lancashire Evening Post, Liverpool Business News, Yorkshire Live, Manchester World, Liverpool World, The Lancashire Post and Leigh Journal.
- Running social media adverts on Facebook.
- Promotion of the statutory consultation on the project website.
- Direct communication with organisations such as regional, environmental, religious or health organisations located outside of the CZ.

6.4.5. **Table 4** below sets out the approaches that will be used to consult on the Proposed Development and Preliminary Environmental Information.

Table 4: Statutory consultation methods for the Proposed Development

Consultation methods	
Method	Rationale
Consultation events	The Applicant will be holding four in-person events at locations spread across the CZ. These events will be publicised in the consultation newsletter, the consultation brochure, on posters, on social media and in a public notice and on the project website. These events will run for periods of five hours on a mixture of weekdays and weekends to accommodate different availability. Details of the events are listed in Table 5.
Stakeholder briefing meetings	The Applicant will seek to brief key political stakeholders, representing wards, constituencies and parishes within the consultation zone. The Applicant will consider invitations to, or requests for, meetings with affected stakeholders, other local groups or special interest organisations on a case-by-case basis.
Online webinar	A webinar will be held for members of the public to join to provide an alternative option for those who may not be able to attend the in-person events. This will be held in the evening outside of 'office' working hours to make the session as accessible as possible. Individuals can register to join the webinar via the website. The webinar will be held on: • Wednesday 3 December from 6.30pm – 8pm A recording of the webinar will be made available online for those unavailable to attend.

Consultation methods	
Method	Rationale
	Additionally, a webinar will be held for local parish councils to provide an overview of the proposals. Parish councils within the CZ will receive information about this webinar in the letter issued informing them about the statutory consultation.
Project contact details	Members of the public will be able to call and speak to a member of the project team on the project information line (01744 802043), email (ilpnorth@consultationonline.co.uk) or write in (FREEPOST ILP NORTH)
Deposit points	Hard copies of the consultation newsletter, consultation brochure, highway mitigation options report, NTS, and feedback form will be available for people to either take away or view from the following deposit locations: Newton-le-Willows - Newton Le Willows Library, Crow Ln E, Newton-le-Willows, WA12 9TU Golborne - Golborne Library, Tanners Ln, Golborne, WA3 3AW Culcheth - Culcheth Library, 440 Warrington Rd, Culcheth, Warrington, WA3 5SL Winwick Leisure Centre - Winwick Leisure Centre, Winwick, Warrington WA2 8LQ The Applicant will check on a regular basis that sufficient volumes of consultation documentation remain at the information points throughout the consultation period.
Project website	The dedicated project website (https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/) will be updated for people to find out more information about the proposals and to provide feedback. All consultation documents will be presented on the project website and available for download, free of charge, from the document library. Information will be consistent with materials available at the deposit locations and consultation events.

6.5. CONSULTATION EVENTS

- 6.5.1. Four in-person public consultation events will be held for communities to find out information about the Proposed Development and speak to members of the project team. The consultation events will be held in suitable publicly accessible venues located across the CZ.
- 6.5.2. Copies of all relevant consultation materials will be made available in print format at each consultation event. There will be a series of exhibition boards to present the proposals for the Proposed Development, in addition to the PEIR and maps.
- 6.5.3. Those attending will be encouraged to provide their feedback on the proposals.
- 6.5.4. **Table 5** outlines the dates times and locations of each of the consultation events.

Table 5: Details of the consultation events

Date	Time	Location
Saturday 15 November 2025	10am-2pm	Newton Community Centre, Park Road South, Newton-le-Willows, WA12 8EX*
Friday 21 November 2025	2pm-7pm**	Winwick Leisure Centre, Myddleton Lane, Winwick, Warrington, WA2 8LQ
Saturday 22 November 2025	10am-2pm	Newchurch Parish Hall, 7-9 Common Ln, Culcheth, Warrington, WA3 4EH
Saturday 29 November 2025	10am-2pm	Church Lane Community Centre, Lowton, 243 Church Ln, Lowton, Warrington WA3 2RZ***

**This consultation event location has been chosen following feedback from local councillors*

***The Applicant will be hosting a preview session for an hour before the event opening to the public to allow land managers to view the consultation and have discussions with the project team.*

****During the Non-Statutory Consultation, we received feedback regarding the lack of an event in Lowton. We have therefore identified this venue for the statutory consultation.*

6.6. PROMOTING THE CONSULTATION

- 6.6.1. The Applicant will use a variety of methods to make people aware of the Proposed Development and publicise the statutory consultation. These methods are outlined in **Table 6** below.

Table 6: Methods for promoting the statutory consultation for Proposed Development

Methods to promote the consultation	
Method	Detail
Consultation Newsletter	Consultation newsletters will be posted to all homes and businesses in the CZ ahead of the statutory consultation period. The newsletter will also be issued to statutory consultees in the mail, and to wider consultees via email, including local interest groups.
Press Releases	To raise awareness of the Proposed Development and the consultation programme, both within and beyond the CZ, the Applicant will share a press release with local media outlets at the start of consultation.
Social Media	The Applicant will run social media adverts on Facebook prior to and throughout the consultation. These adverts will be targeted to reach people within the CZ and the surrounding areas. The adverts will publicise the consultation and point people towards the project website and they will also advertise the consultation events.

Methods to promote the consultation	
Method	Detail
Emails and letters	The Applicant will send both emails and letters about the consultation programme to: • host constituency and neighbouring constituency area MPs; • combined authorities and combined authority mayors; • elected representatives at St Helens Borough Council, Warrington Borough Council and Wigan Borough Council; • host and neighbouring parish councils; • host and neighbouring local authorities; and • local interest groups, such as environmental groups. Parish councils will be sent hard copies of the consultation brochure as part of the mailing to statutory consultees.
Statutory notices	Statutory notices to publicise the consultation, in accordance with section 48 of the 2008 Act, will be published as follows: • once in a national newspaper (The Guardian) • once in The London Gazette • twice (across two successive weeks) in local circulating papers, the St Helens Star, Wigan Today (Wigan Observer and Wigan Post) and the Warrington Guardian. Statutory notices publicising the SoCC, in accordance with section 47 of the 2008 Act, will be published once (for one week) in local circulating papers: St Helens Star, Wigan Today (Wigan Observer and Wigan Post) and the Warrington Guardian.
Information posters	Posters including details of the consultation, how to access information about the Proposed Development and how to get involved, will be displayed at well-used public locations within and outside of the CZ, including libraries, shops and civic buildings. These will be hosted in agreement with relevant organisations and venues. Information posters will be sent to all host and neighbouring parish councils, to be used on local noticeboards, and to help raise awareness of the consultation.

- 6.6.2. Any activity(ies) that cannot be undertaken due to circumstances beyond the Applicant's control will be substituted with similar activity(ies), where possible, and communicated in local newspapers (via press release) circulating in the vicinity of the Proposed Development. Any activity changes will also be published on the project website.

6.7. ENGAGEMENT WITH SELDOM HEARD GROUPS

- 6.7.1. The Applicant is committed to ensuring that the consultation is accessible and inclusive for all stakeholders, including ‘under-represented’ or ‘seldom heard’ groups and individuals who may be less likely to participate in or respond to traditional consultation methods.
- 6.7.2. These groups and individuals that may find it harder to be involved in the consultation, and/or need additional support to access materials, include:
- geographically isolated communities
 - young people
 - older people
 - disabled people and those with learning disabilities
 - people who do not have English as a first language

Table 7: Consultation with seldom-heard groups for the Proposed Development

Seldom-heard groups	Consultation approach
Older people	Directly mailing the consultation newsletter to all stakeholders within the CZ and providing details of how to access and request paper copies of the consultation documents. Providing options to engage with the project team and consultation through conventional communications channels, including by freepost and the information phonenumber. Requests for consultation information in additional formats will be considered on a case-by-case basis so the Applicant can establish how best to provide the information required. Offering feedback to be provided via a freepost address so feedback can be easily provided by post. Consultation events at four locations within the CZ, with members of the team available to answer questions to help inform feedback responses.
Disabled people and those with learning disabilities	Providing information in both digital and non-digital formats. Requests for consultation information in additional formats will be considered on a case-by-case basis so the Applicant can establish how best to provide the information required. Providing options to engage with the project team and consultation through conventional communications channels, including by freepost and the information phonenumber. Consultation events at four locations within the CZ, with members of the team available to assist with completing feedback responses.

Seldom-heard groups	Consultation approach
	An online webinar, so anyone who may not be able to attend an in-person event can have the opportunity to ask questions of the project team. Ensuring that all event spaces have disabled access and facilities, and the layout of the consultation room provide space for those with wheelchairs and other mobility aids to move around.
Geographically isolated communities	Directly mailing the consultation newsletter to all stakeholders within the CZ and providing details of how to access and request paper copies of the consultation documents. Offering feedback to be provided via an online form and via the freepost address so feedback can be easily provided from all locations. An online webinar for people to join and find out about the Proposed Development. Advertising the availability of the project phonenumber for stakeholders with further questions to speak with the project team, regardless of location.
Young people	Online engagement methods, to encourage young people to complete online feedback forms and engage with the consultation. The Applicant will run social media adverts throughout the consultation. These adverts will be targeted so will reach people within the CZ and the surrounding areas. The adverts will publicise the consultation and point people towards the project website, and they will also advertise the consultation events.
People who do not have English as a first language	Requests for consultation information in additional languages will be considered on a case-by-case basis so the Applicant can establish how best to provide the information required.

- 6.7.3. Requests for consultation information to meet specific requirements will be considered on a case-by-case basis so the Applicant can establish how best to provide the information required. This could include materials such as large print or audio for those with visual impairments, or an alternative language for those for who do not speak English as a first language, to enable them to take part in the consultation. The ability to make these requests and how to do so will be outlined in the consultation newsletter, consultation brochure and on the project website.

6.8. INFORMATION CHANNELS

- 6.8.1. The following channels will be available throughout the consultation for members of the community and other stakeholders to get in touch with the project team, ask questions, request further information, or request copies of the consultation materials and documents. These channels are provided in **Table 8 below**:

Table 8: Information channels for the Proposed Development

Channel	Contact details	Hours of operation
Website	https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/	24/7
Telephone	01744 802043	9am–5:30pm weekdays (with a voicemail facility to take messages outside these hours)
Email	ilpnorth@consultationonline.co.uk	24 hour (emails will be monitored between 9am–5:30pm weekdays and responded to within a reasonable timeframe)
Post	FREEPOST ILP NORTH	24 hour (mailbox will be monitored between 9am–5:30pm on weekdays)

7. RESPONDING TO THE CONSULTATION

7.1. HOW TO RESPOND TO THE CONSULTATION

- 7.1.1. Feedback to the consultation must be submitted by 11:59pm on Tuesday 23 December 2025. Responses received after this date may not be considered.
- 7.1.2. Consultation responses can be made in the following ways:
- Completing the feedback form online which can be accessed via the project website from **Tuesday 28 October 2025**: (<https://www.tritaxbigbox.co.uk/our-spaces/intermodal-logistics-park-north/>)
 - Attending a consultation event and completing a printed feedback form which can be handed into the project team in-person or taken away and sent to us via a freepost (using FREEPOST ILP NORTH)
 - Feedback forms can also be collected from the community deposit locations, downloaded from the website, and completed in pen or requested from the project team, using the contact details in **Table 8**.
 - Emailing ilpnorth@consultationonline.co.uk
 - Writing to us at FREEPOST ILP NORTH (no stamp is required)

7.2. FURTHER CONSULTATION

- 7.2.1. If, following the Statutory Consultation, the Applicant considers it is necessary to undertake further geographically targeted or supplementary consultation, this would be undertaken, so far as relevant and proportionate. Wider consultation could also be carried out if considered appropriate.
- 7.2.2. Any additional consultation will be carried out on a proportionate basis in line with the principles set out in this SoCC and communicated to the host local authorities in advance.