

/Welcome



Thank you for visiting our public exhibition showcasing the proposals for the land near Junction 16 of the M6. We appreciate your time and interest.

Indurent has ambitious plans to deliver a development that will create thousands of jobs, open up green space for local people to enjoy and improve local roads. We encourage you to read through the information and plans on display here to learn more about the proposals. As you may be aware, this site has been included in the Draft Local Plan submitted by Newcastle-under-Lyme Borough Council. We provide more details about this on one of our display boards.

We are committed to constructive engagement with the community throughout this process and beyond.

Please take the opportunity to provide your feedback on the proposals and we will review all comments before a planning application is submitted. Ensure all feedback is received no later than **Monday 24th March**.

If you have any questions, please speak to a member of the team or get in touch through our dedicated contact details:

@ Email us: contact@indurent-j16.co.uk

☎ Call us: 0161 711 0293

🌐 Visit our website: www.indurent-j16.co.uk

/ About Indurent

Launched in July 2024, Indurent brought together two market leaders in Industrials REIT and St. Modwen Logistics, with the collective goal of providing customers with the space they need to succeed.

St. Modwen Logistics, formerly part of established UK property developer St. Modwen, developed and managed buildings in strategic locations, to meet the growing demand for high-quality, sustainable logistics and industrial spaces for customers ranging from global logistics and e-commerce organisations to significant national and regional enterprises.

Industrials REIT had a distinguished history as a specialist in multi-let industrial properties. The focus was on owning and managing a diverse portfolio of industrial estates across the UK, catering to a wide range of small and medium sized businesses. Industrials REIT was known for its embrace of new technologies as well as its customer-centric approach, offering flexible lease terms and high-quality properties that meet the varied needs of its customers.

By bringing together the proven development capability of St. Modwen Logistics with the best-in-class operational platform of Industrials REIT, Indurent offers a fully integrated and tech-enabled logistics property platform that can serve all parts of the economy across the UK.

Our Business Ethos

We create spaces where businesses can thrive, guided by our commitment to responsible practices and strong partnerships. Our focus extends beyond property development, and we aim to build lasting relationships with stakeholders and the communities we serve.

How We Work

Success is not just about what we do but how we do it. We unlock opportunities for growth by supporting customers, communities, and contractors, strengthening local economies and contributing to UK-wide prosperity.



Sustainability and Environmental Impact

Our developments prioritise sustainability, integrating energy-efficient design and smart infrastructure to reduce consumption and operational costs. With renewable energy solutions at the core, we help businesses operate more efficiently while minimising environmental impact.

Supporting our customers

Our customer centric approach means we work hard to ensure they find the right space they need to grow. By understanding their values and operational needs, we provide tailored solutions in the best locations, offering seamless support throughout the process.

/ The Proposals



A planning application is being prepared for the development of land identified under Policy AB2 of the Draft Local Plan. This proposal is for a modern industrial and logistics park set within an extensive landscaping.

What This Means

Indurent is planning to submit an outline application for our vision of Junction 16. This means that, at this stage, approval is only being sought for the principle of development. Detailed elements, such as building design, landscaping specifics, and exact layouts, will be decided later through a separate approval process called 'reserved matters'.

However, to provide clarity on the overall vision, the application will include a Parameters Plan, which will guide future detailed plans.

Key Features of the Plan

The development aims to provide new industrial and logistics facilities while balancing the need for green spaces and improved transport links. The main elements of the proposal include:

Site Area:

- The development covers approximately 78 hectares (ha) of land, as allocated under Policy AB2.

Access and Transport:

- A new vehicle access point will be created to the north, connecting to the A500.
- Existing public footpaths will be integrated with new pedestrian and cycle routes to improve connectivity.

Parking and Logistics:

- A dedicated lorry park will be built to accommodate up to 200 lorries, reducing current parking congestion on the A500.

Business and Community Support:

- The site will include space for a potential training and education facility, aimed at supporting local businesses and workforce development.

Development Zones:

- Six separate zones will be created for industrial and logistics buildings, providing around 220,000 square meters of space in line with the policy outlined in the Draft Local Plan.

Landscaping and Green Spaces:

- Around 40% of the site will be dedicated to green and blue infrastructure, ensuring a balance between development and nature.
- This will include on-site planting, landscaped buffer zones, and sustainable drainage features.

How Will the Plan Be Implemented?

To show how the vision for the site can be successfully delivered, an Illustrative Masterplan will be provided alongside the application. This will give an example of how the site could be designed, ensuring a well-planned and sustainable development.

/ Masterplan



An interactive version of this map is available at our website.

/The Local Plan Process



Over recent years, Newcastle-under-Lyme Borough Council has been developing a new Local Plan. The Council held a public consultation on the Issues and Options in late 2021, and a number of further consultations have taken place subsequently.

Following a consultation on the Draft Local Plan in Summer/Autumn 2024, the Council submitted its plan to the Planning Inspectorate for Examination. The Local Plan sets out the Council's development strategy until 2040. It includes a vision for where new homes should be developed, where new employment facilities should be built and a range of other strategic matters.

The draft Local Plan sets out a range of strategic objectives for the Borough over the plan period, including on employment issues.

Strategic Objective 2 states:

Diversify the Borough's employment base and deliver employment sites which will benefit economic growth for the region focusing on sectors: advanced manufacturing, distribution and logistics, supporting technology and the green economy to generate more skilled jobs for local people.

Programme and Delivery

As the planning process is at a very early stage, it is not possible to put firm timings on when construction may take place and an estimated completion date. An indicative timeline is outlined below:



/ Building for the Future at Junction 16, M6

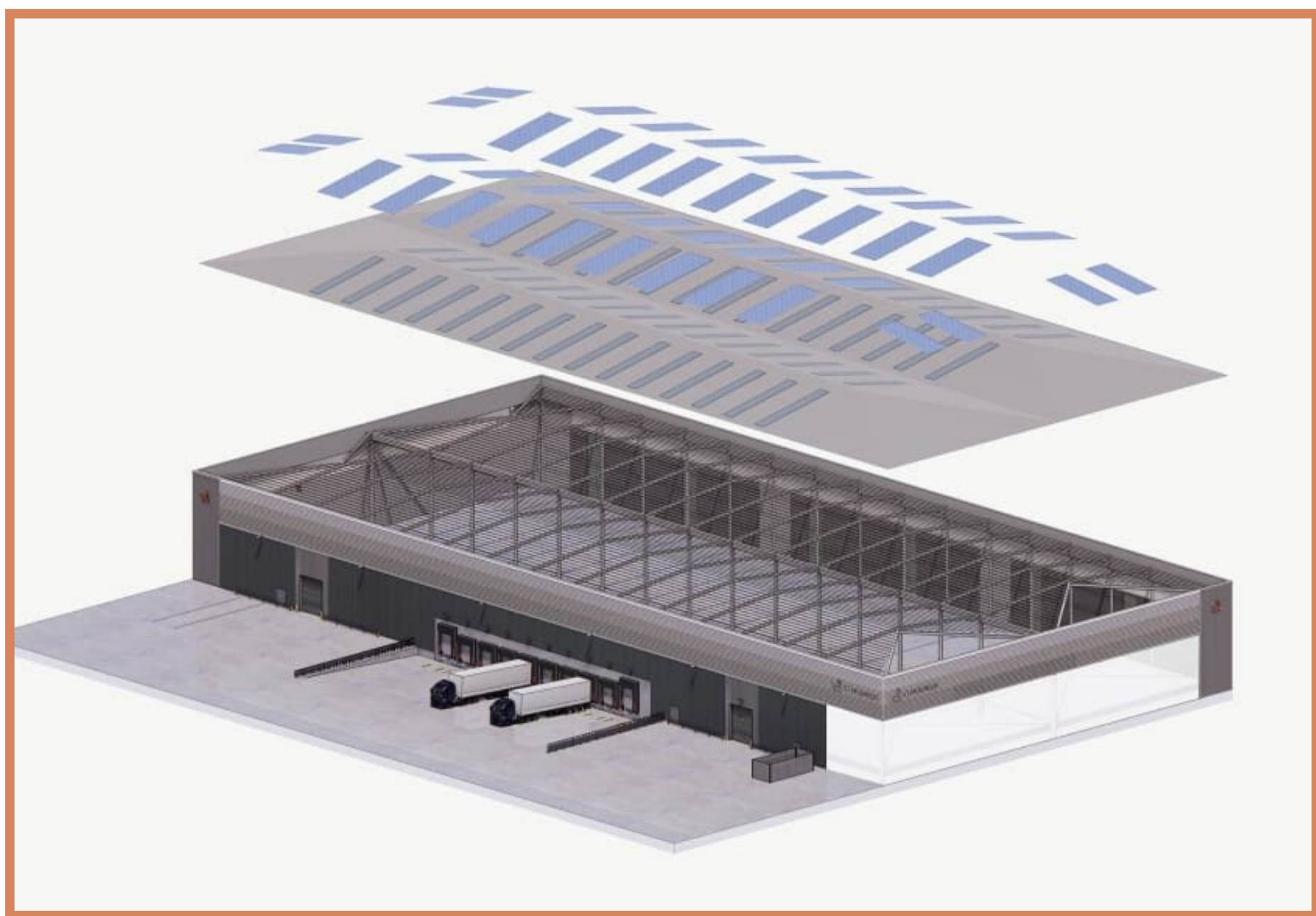


At Indurent, we believe that modern buildings should do more than just provide space, they should support businesses, protect the environment, and enhance the wellbeing of the people who work in them. That's why we design our developments to be sustainable, energy-efficient, and future-proof from day one.

Our proposed development at Junction 16 of the M6 will be a state-of-the-art employment park, built with low-carbon materials, smart energy solutions, and a focus on employee wellbeing.

This will be one of the most sustainable logistics sites in the UK, helping businesses reduce their carbon footprint while creating high-quality jobs.

The Buildings



Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers high quality, sustainable and consistent developments across the Indurent portfolio that impact positively on both the environment and local communities.

Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

Roof Lights

15% natural light to the warehouse. Triple-skinned GRP roof lights to reduce glare and overheating.

Photovoltaics (PV)

Roof designed with PV in place with flexibility to extend to meet customer power needs.

Built-up cladding

Providing excellent air tightness, fully recyclable and Confidex Sustain Guarantee.

EPC A+ rated

As a minimum offering to our customers.

BREEAM Excellent

Targeted on all units over 40,000 sq ft.

Hybrid Airsource Heat Pump

Mitsubishi Electric Heating and Comfort Cooling system.

Rainwater harvesting

Provides recycled water to help reduce freshwater dependency.

EV car charging

Provision to 20% of the car parking spaces.



Learn More

To learn more about our sustainability practices, including how the offices on our sites operate, scan the QR code here to visit our website.

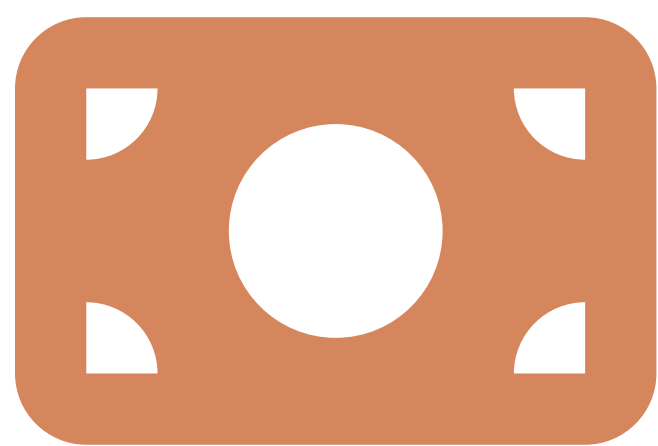


/ Investing in the local economy



Key Benefits of the Development

Our vision will bring long-term economic, social, and environmental benefits to Audley and Newcastle-under-Lyme. By creating thousands of well-paying jobs, investing in transport and infrastructure, and enhancing green spaces, this project is designed to support both businesses and residents. With a strong focus on sustainability, training opportunities, and public services, the development will act as a catalyst for growth, ensuring Newcastle-under-Lyme remains a thriving place to live and work.



Boosting the Local Economy

Between £100m and £214m added to the local economy annually through Gross Value Added (GVA).



Supporting Local Government & Services

Approximately £55m of business rates generated over a 20 year period.



Job Creation & Career Growth

Up to 3,500 direct jobs in a stable industry with salaries higher than average, subject to confirmation of the occupiers and uses of the industrial and logistic spaces on the site. Up to 1,200 additional jobs supported through the local supply chain.



Sustainability & Well-being

Structured landscapes that enhance the natural environment.
Dedicated cycle paths, pedestrian routes, and fitness trails for a healthier lifestyle.
Recreational spaces to improve workplace well-being.



Enhancing Infrastructure & Transport

Secure lorry parking with improved driver amenities for safer highways.
Investment in better bus services for residents and workers.



Investing in Skills & Training

Apprenticeships and training programs to support local career development. Creating up to £130,500 in Social Value over 5-year construction period.
Strong partnerships with education providers to benefit local pupils.

/ A Landscape-Led Approach



Our plans are landscape-led

The development aims to create a healthy and enjoyable environment for both local residents and workers while significantly improving biodiversity.

Scenic Walking and Cycling Routes

Public footpaths in and around the site will be enhanced, and new landscaped trails will be introduced. These paths will form circular routes of approximately 3km and 5km, providing safe and scenic spaces for walking, running, and cycling with horse riding routes to be explored. The improved routes will encourage outdoor activity, offering a pleasant and accessible way for people to enjoy the natural surroundings.

Increased Tree Planting and Green Spaces

The plans include extensive woodland planting to enhance the natural landscape. The introduction of more trees and green areas will help contribute to better air quality and provide shade and shelter for both people and wildlife. Existing trees, hedgerows, and other natural features will be retained and enhanced wherever possible to maintain the character of the area.

Did you know?

Our plans will include over 100,000 new trees and shrubs planted on site and 5.8km of new hedgerow.

Boosting Biodiversity by more than 10 Percent

An important requirement of the project is a biodiversity net gain of over ten percent. This means the site will support a greater variety of plants, insects, and animals than it does right now.

Creating and Enhancing Wildlife Habitats

The introduction of new woodlands, ponds, and dedicated wildlife-friendly areas will create better conditions for local wildlife. These spaces will support birds, insects, amphibians, and small mammals, contributing to a more balanced and thriving ecosystem. Careful planning and planting will ensure that different types of habitats complement each other and encourage diverse species to settle in the area.

Encouraging a Greener and Healthier Community

This development is designed not only to improve the environment but also to promote a healthier and more active lifestyle. The enhanced green spaces and walking routes will provide workers and residents with opportunities for exercise and relaxation in a natural setting. By creating a well-connected and thoughtfully designed landscape, the project aims to make the area more enjoyable and beneficial for everyone.

/ A Landscape-Led Approach



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Site Boundary

Proposed Emergency Access

Existing Public Right of Way Retained

Two Saints Way Long Distance Route

Existing Public Right of Way to be Re-Routed

Proposed New Public Right of Way

Proposed Recreational Route
(indicative alignment)

Recreational Facilities - Seating / Benches,
Signage & Interpretation Boards.

Potential new pedestrian access points

10m Easement to Gas Main

Soft Landscape Proposals

Avenue Trees
(Extra Heavy Standards)

507 Trees

Hedgerow Trees
(Heavy Standards)

343 Trees

Individual Native Tree Planting
(Heavy Standards)

209 Trees

Ornamental Tree Planting
(Heavy Standards)

27 Trees

Specimen Tree Planting
(Heavy Standards)

170 Trees

Community Orchard Fruit Trees

90 Trees

Native Woodland Planting
(1m centres)

(Approximately
10.7 ha)

Native Scrub Planting
(2m centres)

(Approximately
1.4 ha)

Woodland Carr / Wet Woodland Planting
(2m centres)

(Approximately
800 sqm)

Mixed Native Hedgerows
(Double staggered row at 7plants/linear metre)

(Approximately
3638.44m)

Single Species Formal Hedgerows
(Single row at 5/linear metre)

(Approximately
2210.36m)

Ornamental Shrub Planting

(Approximately
362 sqm)

Marginal Pond Planting

(Approximately
969 sqm)

Wetland Edges - Emorsgate Pond Edge
Mixture EP1 or similar

(Approximately
0.8ha)

Existing grassland to be retained where possible. Disturbed
ground to be re-seeded with the following mixes:

Amenity Grassland - Emorsgate Flowering
Lawn Mixture ELF or similar

(Approximately
1.33 ha)

Meadow Grassland - Emorsgate Basic
General Purpose Meadow Mixture EM1 or
similar

(Approximately
11.01 ha)

Tussock Grassland - Emorsgate Tussock
Mixture EM10 or similar

(Approximately
2.4 ha)

Potential Mounding TBC (Indicative Locations
Subject to Engineers Review)

Development Zones

/ A Landscape-Led Approach



Our plans include substantial woodland planting to enhance the local landscape and to mitigate visual impacts of the development. This includes over 100,000 new trees and shrubs being planted throughout the site, providing a dense visual screen and helping to assimilate the buildings within the landscape.

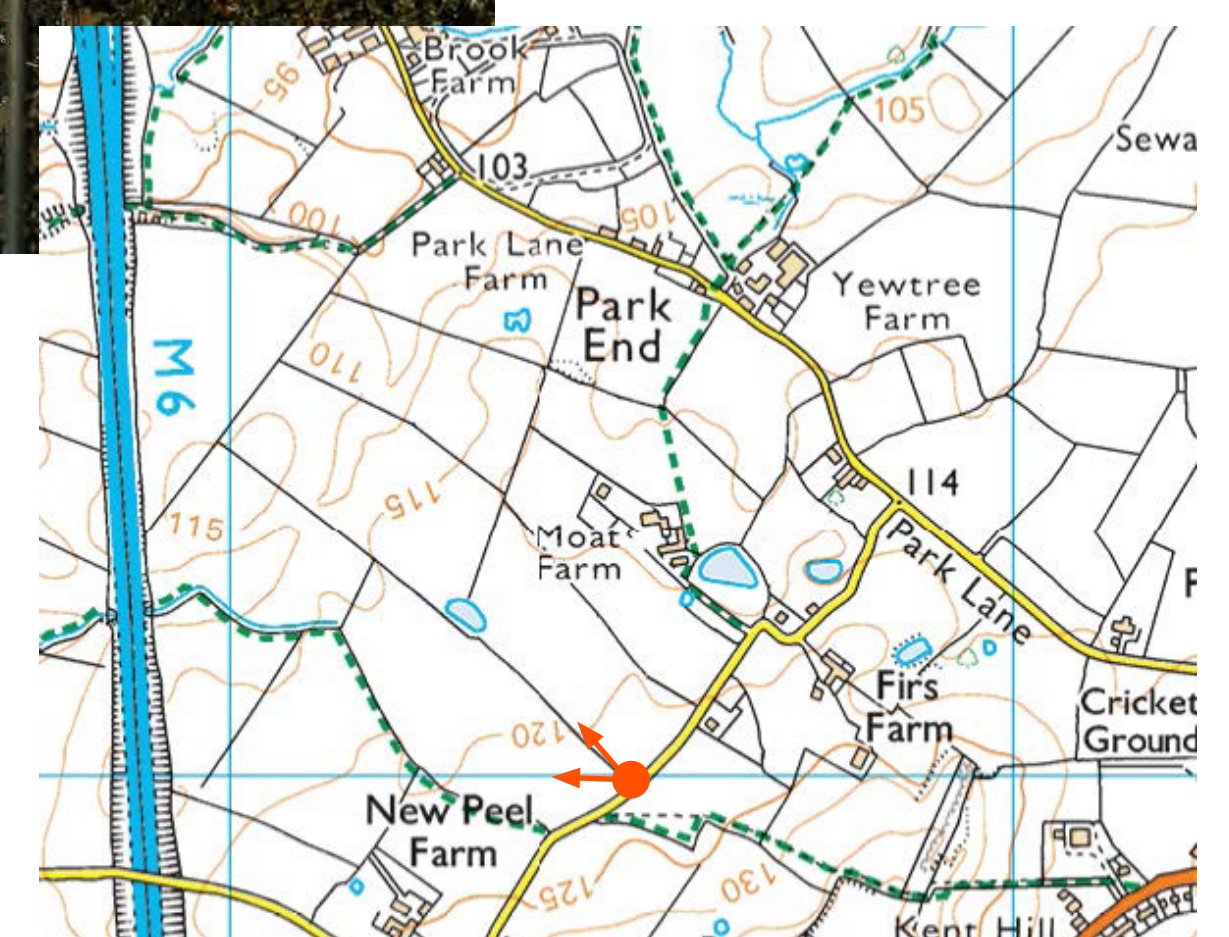
The pictures below show computer generated photomontages of what the development will look like from key viewpoints.

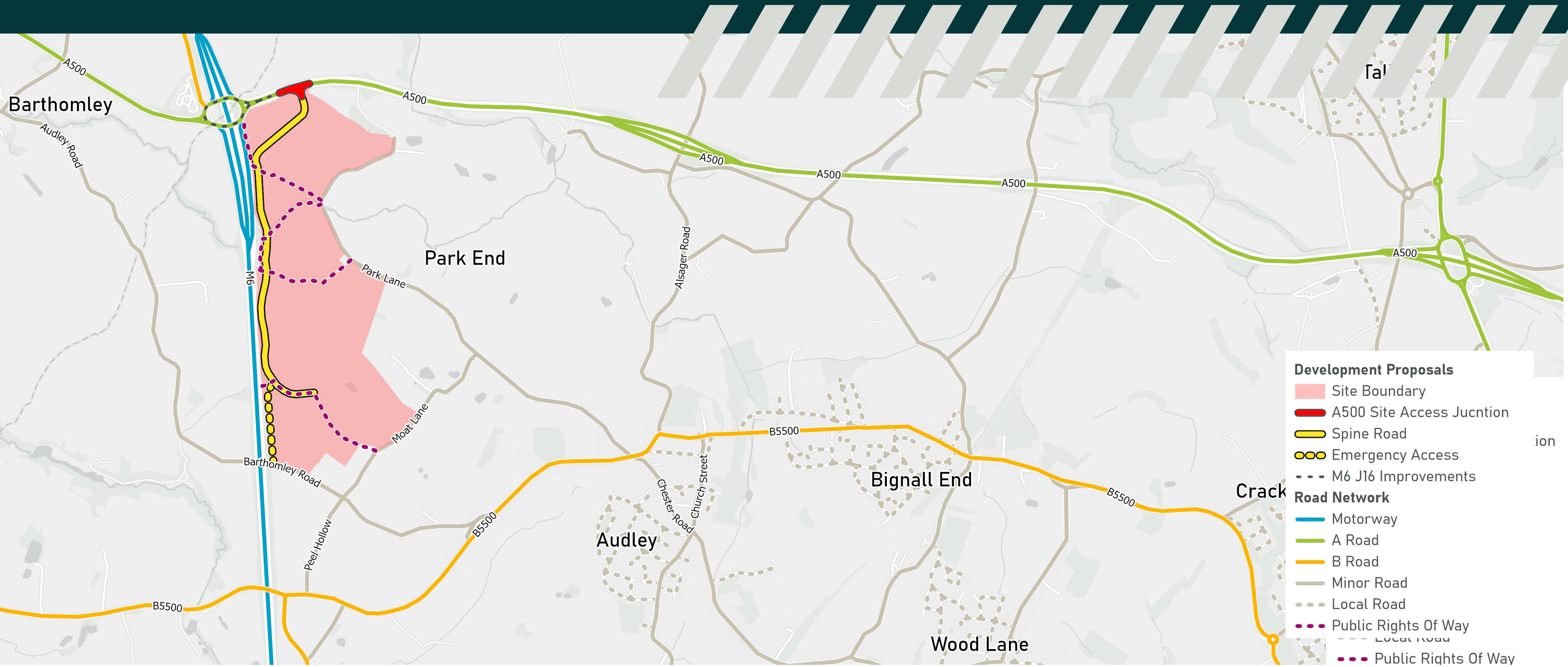


View from Chester Road, Audley (View after 15 year growth of landscape planting)



View from Moat Lane (View after 15 year growth of landscape planting)





Access

Vehicle access to the site will be via a new traffic signal-controlled junction with the A500, a short distance to the east of M6 Junction 16. The junction is designed to accommodate heavy goods vehicle traffic and to ensure that the traffic control between the new junction and Junction 16 works smoothly. Separate access points will be provided for pedestrians, cyclists, and emergency vehicles. Emergency vehicles will only use this access point in an emergency and if the main access point to the site is blocked. The existing substandard laybys on the A500 will be replaced with a lorry park within the site.

As part of the access works, an additional lane will be provided on the A500 in the direction of Junction 16. The motorway junction will also be widened on the eastern side. This will reduce queueing on the A500 compared to the existing situation.



Bus Services

We are working with local bus operators and Staffordshire County Council to provide bus services to the site. This will include a combination of extending existing public bus services and providing bespoke smaller services between the site and surrounding area. Services will be aligned to shift patterns and be phased as the development progresses.

Walking and Cycling

We are preparing a package of works to improve walking and cycling opportunities in Audley and Bignall End. The works will be designed to improve access to the site for cyclists, to improve road safety through the villages, and to reduce vehicle speeds.

Traffic Impact and Highway Improvements

Working with National Highways and Staffordshire County Council, our traffic studies have identified that the main local congestion issue is M6 Junction 16. We have developed an improvement scheme to provide additional capacity at the junction.

/ Engagement with the Community



Indurent is committed to constructive engagement with our site neighbours and the wider community. We will ensure that any feedback received is fully considered as our plans develop. Here, we show how we have addressed some of the points raised already by the community about the project.

Emergency Access

You Said: “We are concerned that Park Lane will become a through-route for traffic to the site – the road couldn’t cope with high numbers of vehicles at peak times”

We Listened: “The only dedicated access to the site will be from the north off the A500. There will be emergency access to the south of the site, but this will be fitted with a lockable bollard to prevent access by non-emergency vehicles. Only the estate management and the fire brigade would be able to gain access.

A500

You Said: “I’m concerned about the A500 - it is already busy and this will make it worse”

We Listened: “As part of the access works, an additional lane will be provided on the A500 in the direction of Junction 16. The motorway junction will also be widened on the eastern side. This will also help to reduce queueing on the A500 compared to the existing situation.”

Public Access

You Said: “Some of the footpaths around the site have fallen into disrepair meaning it is difficult for walkers and cyclists”.

We Listened: “As part of our plans, we will be creating new footpath connections throughout the site and improving existing pathways. More of the landscape will be opened up for people to enjoy than is currently publicly accessible.”

Landscaping

You Said: “We are concerned that the development will be very close to existing properties.”

We Listened: “We have increased landscape buffers around some development zones in order to give more separation and to increase the screening provided by bunds and new planting.”

Flooding

You Said: “Parts of the site flood, this could make everything worse.”

We Listened: “Across the whole development a drainage strategy is being developed which anticipates increased intensities of rainfall due to climate change. Allowances are made to reduce surface water flows within the site boundary which further decreases flood risk.”

/Next Steps and Feedback



Throughout the Local Plan process, Indurent has been committed to engaging with the local community. We want to hear your views, and we want to give you the opportunity to share your thoughts and feedback.

The consultation runs until Monday 24th March, so be sure to provide your feedback before the deadline.

Visit our website by scanning the QR code or visiting www.indurent-j16.co.uk for more information and to submit your comments.

Alternatively, you can contact us using the details below:



Speak with a member of the team by calling: 0161 711 0293 (Monday to Friday, 9am to 5:30pm)



Email your comments and questions to: info@indurent-j16.co.uk



Write to us at: Indurent-J16, c/o Lexington, Third Floor, Queens House, Queen Street, Manchester, M2 5HT



Next Steps

Following a review of the feedback, Indurent will submit an outline application to Newcastle-under-Lyme Borough Council. Once submitted the Council will undertake a further statutory consultation on the plans before deciding whether to consent the scheme.

Throughout this process, Indurent is committed to engagement with the community. Our consultation email address and telephone number will remain open to answer questions you might have and we will continue to update the website with the latest information.