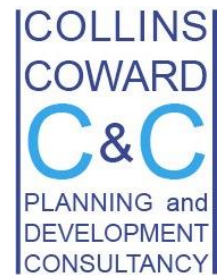


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Our Ref: CC/1432

30 August 2018

Miss Kerry Trueman,
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Programme Officer Solutions Ltd
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By email: KerryTrueman@NorthWarks.gov.uk

Dear Kerry,

DRAFT SUBMISSION LOCAL PLAN – WRITTEN SUBMISSION TO EXAMINATION – SPL133

I act on behalf of Moto Hospitality Ltd (“Moto”) who made a formal representation to the Draft Submission Local Plan (DSLPL) on 27 January 2018. Moto is the leading provider of Motorway Service Areas in the UK. It is also promoting a number of MSAs across the UK following the publication of the recent Government guidance contained within Circular 02/2013 and is experienced in the design and operation of such motorist related facilities on the UK motorway network. Included within its operating portfolio is Tamworth MSA located in the north-west quadrant of J10 of the M42.

The Inspector and Council are aware that the existing MSA lies within the safeguarding line for HS2 and Moto understands that its Tamworth MSA would be demolished to make way for HS2 in due course. The MSA will be subject to a Compulsory Purchase Order. The HS2 route is shown on the Proposals Map and the background to HS2 set out at paragraphs 2.9-2.11 of the DSLP. It is noted that paragraph 2.11 states:

“The Borough Council recognises that when HS2 takes place, it will impact on a number of properties. The Council will work with owners to mitigate the loss of properties wherever possible.”

As yet Moto has not received any approach from the Council with regard to the loss of the MSA. No response has been received to Moto’s representations to the DSLP. Moto notes that the Inspector has identified this issue in his Document INSP5 at 7.4 which states:

“7.4 Have cross-boundary implication of infrastructure been appropriately considered with regard to NPPF paragraph 31, including roadside facilities for motorists? Are there any uncertainties or unresolved issues?”

The DSLP needs to allocate a site in the north east corner of J10 of the M42 as a replacement site for the MSA in the event of its loss to HS2. In the absence of such an allocation for this important part of the road infrastructure the DSLP remains unsound.

I look forward to receiving the Council's response to this matter.

Yours sincerely



Tony Collins MRICS MRTPI MCIT MILT MEWI
Director