

North Warwickshire Borough Council
Council House
South Street,
Atherstone,
CV9 1DE
FAO: Kerry Trueman

Our Ref: CJB/F18015/010519
Date: 1 May 2019

BY EMAIL ONLY

Dear Kerry

NORTH WARWICKSHIRE BOROUGH COUNCIL LOCAL PLAN: MAIN MODIFICATION (MSA)

I write following receipt and consideration of Highways England's letter to you of 26 March 2019 in respect of the above. In the letter, Highways England raise a number of general concerns about the validity of whether the MSA would be needed or deliverable in this location, largely due to the lack of any detailed supporting information submitted to date. The aim of this letter is to seek to provide confidence that sufficient land exists within my Clients ownership or publicly maintained highway to deliver a reasonable access solution.

Within the second page of the letter Highways England accepts that "access to each site proposed will be considered on its own merits". It then discusses concerns regarding the potential to extend the roundabout to deliver a further arm as access to the MSA, along with a direct access from the A5. Whilst I fully appreciate the concerns raised regarding taking access from the roundabout, I have prepared an indicative junction layout drawing showing how a signal-controlled junction layout could be located approximately 300 metres east of the roundabout, with a layout that should offer comparable capacity to that of the adjacent Birch Coppice and Core 42 access junctions.

The final layout would clearly be subject to formal consultation with Highways England, where detailed junction modelling and road safety audits would be undertaken to help satisfy any concerns. However, this layout should adequately serve the anticipated MSA traffic movements and, in lieu of the all movements nature of the junction, would not represent any significant diversion from the Trunk Road network routes, particularly when considering other examples elsewhere within the network where more substantial detours are required.

I have also copied Eri Wong at Highways England in on this letter so that she is aware of our suggestions. We have had a number failed attempts to discuss the situation over the



phone during the past few weeks, with messages left, so she will not be entirely surprised by the submission and hopefully will be able to offer a more supportive stance particularly in regard of the A5 opportunities. My Client would be more than happy to provide Highways England with further detailed justification of the location and form of junction in due course but timescales for the submission of information have limited us to simply seeking to confirm that there is clear scope to provide a geometrically compliant layout with capacity comparable to that of other nearby junctions.

I therefore trust that the above information is sufficient for North Warwickshire Borough Council to be content that a new MSA could in principle be served from the A5, albeit subject to clarification of further detailed information and final agreement with the Highway Authority.

Yours sincerely,

Chris Bancroft

Director

For and on behalf of **Bancroft Consulting**

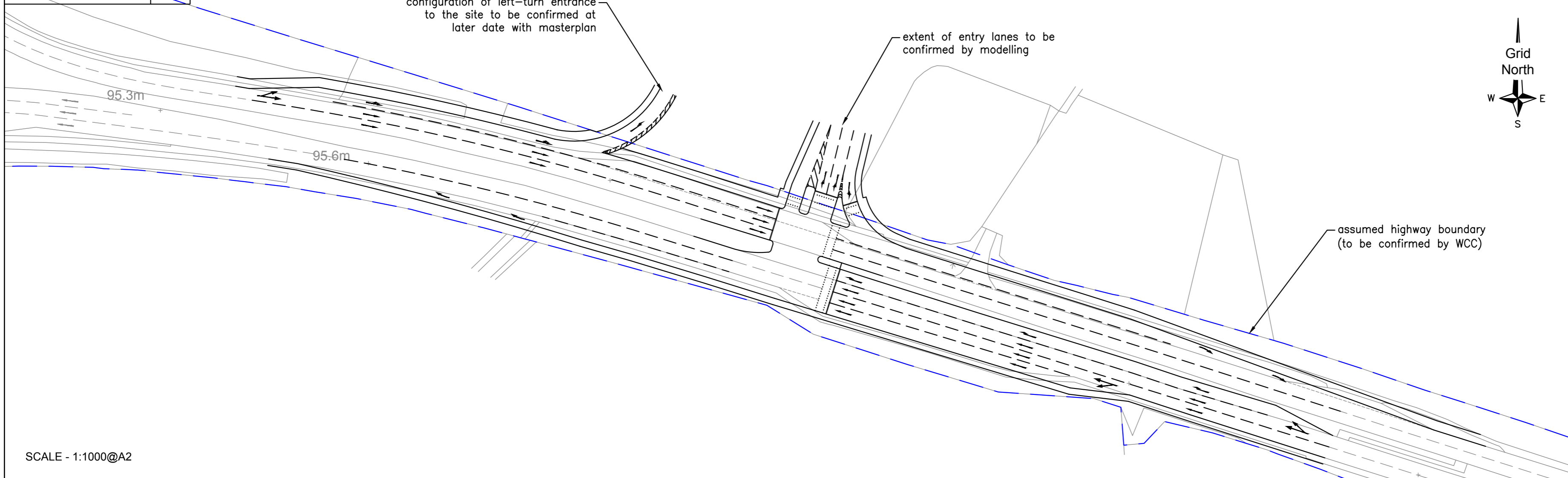
t: 0115 9602919

e: chris@bancroftconsulting.co.uk

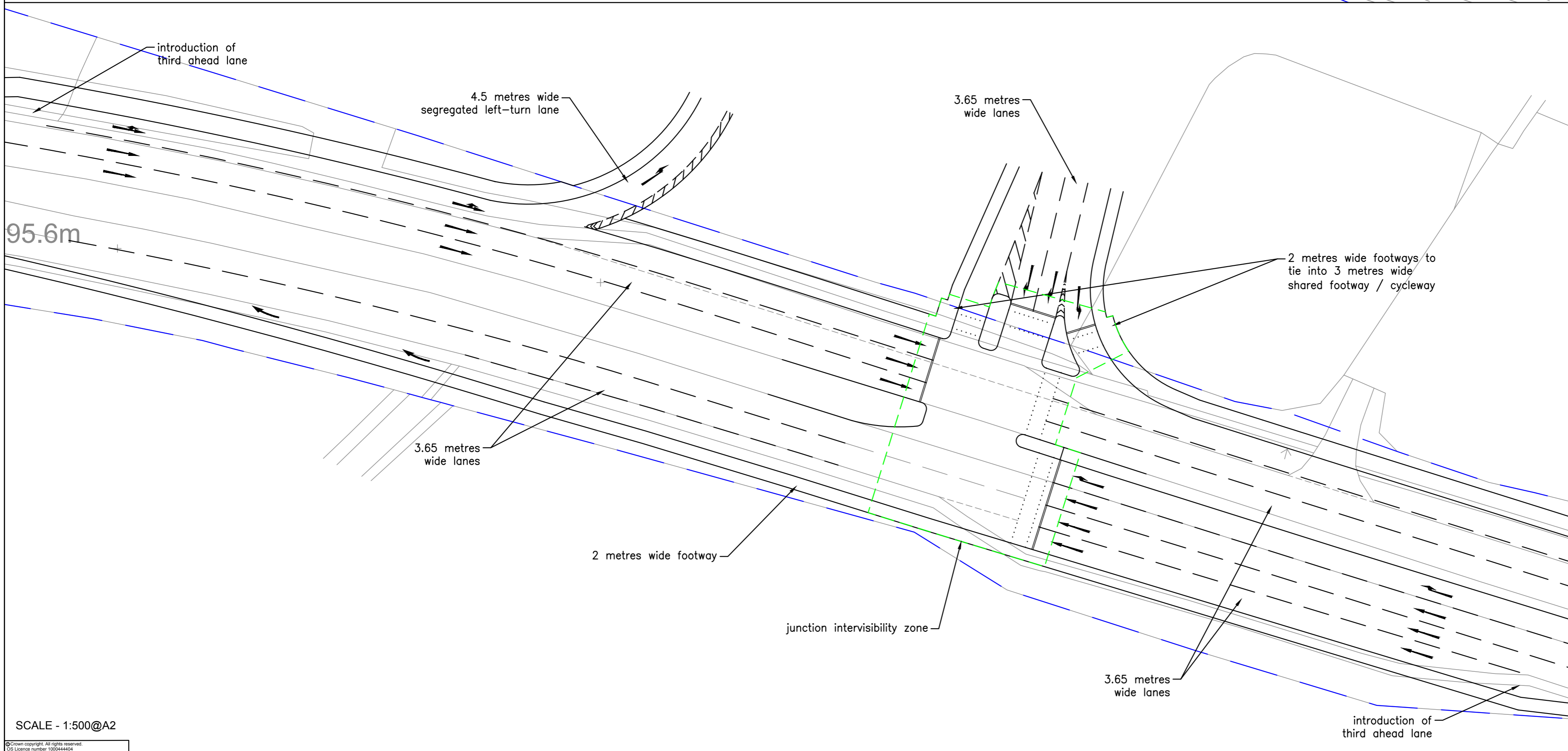
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cc. Mr David Hodgetts - Hodgetts Estates
Mrs Eri Wong - Highways England

DRG. No. F18015/05
REV. No.



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SCALE - 1:500@A2

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REV.	DATE	DESCRIPTION	DRN	CHK'D
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CLIENT
HODGETTS ESTATES

CONTRACT
MAIN MODIFICATION (MSA)

TITLE
ACCESS OPTION FOR MOTORWAY SERVICE AREA



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NAME (PRINT)	DATE		
KH	15.04.19		
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CJB	25.04.19		
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