

Tim Hancock Associates

Chartered Surveyors

A38 Derby Junctions - TR010022 ("the Scheme")

Planning Act 2008

Infrastructure Planning (Examination Procedure) Rules 2010

Markeaton Service Station, A38 Derby, DE24 4AA (the Service Station)

Further Supplementary Statement by Tim Hancock, B.Sc., FRICS, MEI

Relating to the effect of the Scheme in Reducing the Ability of the Service Station to Satisfy the Needs of Motorists using the A38 and A52 and the Benefits of Providing Advance Warning Signs as Part of the Scheme

On behalf of Euro Garages Limited

June 2020

1.0 Markeaton Service Area – Background

- 1.1 In December 2019, I produced a statement relating to the potential adverse effects of the Scheme on Markeaton Service Station, which together with the adjoining McDonalds Restaurant forms a service area (“the Service Area”), currently providing roadside facilities for the motorist using the A38 and A52 strategic roads.
- 1.2 On 17th February 2020 I produced a supplementary statement relating to the need for the provision of advance warning signs to provide for the safety and welfare of passing motorists and support the trading potential of the Service Area following completion of the Scheme.
- 1.3 The parties have held ongoing technical discussions relating to this and other matters to clarify the detailed effects of the Scheme.
- 1.4 One key outstanding matter relates to the provision of Advance Warning Signs within the approaching highway, as part of the Scheme to mitigate the adverse effects of the Scheme for the motorist and Euro Garages Limited. Despite considerable discussion no substantive response has been received to my supplementary statement.
- 1.5 As I have noted previously, I think it possible that there is a concern by Highways England as to whether the Service Area complies with the all of the requirements set out within the relevant policy for Trunk Road Service Areas. This policy is set out in Circular 2/2013. In particular, and as noted previously, the Service Area does not provide parking for HGVs or coaches although refuelling facilities for HGVs are available.
- 1.6 My experience however is that many roadside facilities adjoining trunk roads and serving motorists using these roads benefit from advance warning signs even though they do not

provide the full range of such facilities and might not be considered by Highways England to be formally designated as Trunk Road Service Areas.

1.7 In my previous statement dated 17th February 2020, I set out full details of the role played by the Service Area in providing facilities for the motorist using the A38 and A52 roads. These roads are part of the strategic road network.

1.8 In my previous statement dated 17th February 2020, I also set out examples of roadside facilities that have the benefit of advance warning signs notwithstanding the fact that these sites do not have all of the facilities set out within Circular 2/2013. I have been requested to provide more detailed particulars of one of the facilities to which I referred, Braintree Services on the A120 trunk road.

2.0 Examples of Signed Sites not meeting Circular 2/2013 Requirements

2.1 In this report I provide details of the signed Braintree Service in an Appendix. This relatively new facility was provided with signage from the A120 when constructed. It has no HGV or coach parking facilities or space to accommodate these facilities but provides effective and important provision for the substantial majority of the passing traffic. The site is highly successful and has a busy HGV forecourt.

2.2 It is well established that there is widespread signing from trunk roads of roadside facilities that do not meet all the requirements of Circular 2/2013. Generally, this is due to the lack of space to allow facilities for all categories of vehicles or because the passing traffic volume of certain categories of traffic is too low to justify provision.

2.3 I have included in the attached Appendix, by way of further illustration, three additional examples from just two trunk roads, giving, with Braintree Services a total of four sites, two on the A120 and two on the A12. None has parking for HGVs or coaches. All have the benefit of advance warning signs.

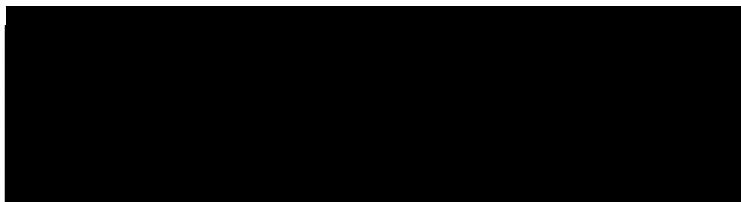
- 2.4 Colchester Services is a relatively new facility on the A12. This is another new facility providing important provision. It is highly successful. It has no HGV or coach parking facilities but provides for the substantial majority of the passing traffic. The site has a busy HGV forecourt.
- 2.5 Stansted Services are a relatively modern facility on the A120. This is another new facility providing important provision. It has no HGV or coach parking facilities but provides facilities for the substantial majority of the passing traffic. The site has a busy HGV forecourt.
- 2.6 Brentwood Services are located on the A12. They were redeveloped some 20 years ago and have no HGV forecourt or parking. The site was redeveloped some 21 years ago. The site has the benefit of advance warning signs and is a very busy location. The signs confirm that no HGV facilities area available.
- 2.7 I was involved in the acquisition and development of all of these facilities and in all cases the case for signage was readily accepted. The needs of the motorist were evidently considered to be of paramount importance.

3.0 Conclusions

- 3.1 It is not necessary for me to restate my previous conclusions, as set out in my earlier statement dated 17th February 2020 but I confirm that they are unaltered.
- 3.2 The evidence provided clearly demonstrates that whilst the policy requirements are a reasonable aspiration, Highway England has regularly accepted that welfare and safety considerations are of overriding importance.
- 3.3 I consider that it would be possible for me to add to this evidence by citing many and further examples throughout England and Wales in any further proceedings. Policy should be applied equitably and consistently, and it is reasonable for Euro Garages to insist that this be the case here.

3.4 In my opinion the case for providing signage to allow this existing facility to serve the “needs” of the passing motorist in the interest of welfare and road safety is compelling and signage should be provided.

This concludes my Further Statement.



Timothy David Hancock

25th June 2020

TRSA FORECOURT FACILITIES PROFORMA: Site: **BP Brentwood**

Opening Times: Advertised as 24 Hrs (Google maps) but not displayed
Cash operated telephone. No

Motorist Refuelling Forecourt

Pump Layout: 4-Square, 8-hose pumps
No. Refuelling Placements: 8
No. Electrical Charging Points: None
No. Car Parking Spaces. 13 + 2 disabled bays

Shop

Brand/Offer: BP M&S Wild Bean
ATM: Yes
Lottery: Yes
M & F Toilets: Yes
Bakery: Yes - Hot Drinks & Hot Food at all times consumption on the premises
Showers: No

HGV Refuelling Forecourt No

Refuelling Placements
Toilets & showers with secure lockers
HGV Parking Spaces

Other

Coach Spaces: None
Picnic – (min 10 tables of 6): None
Parking regime: Free parking - No restriction signage

AWS SIGNING (Photos overleaf)

LONDON BOUND AND EAST BOUND
(Identical signage):

Services Markers (Distance):	½ Mile	Green – 5 symbols as below
	Exit Slip	White – 5 same symbols

Symbols:

HGVs	Y – Large symbol with diagonal red line striking through to denote NOT permitted
WC	Y
Fuel	Y
Knife & Fork	Y
24 Hrs	
Disabled	Y
Hotel	
Information	

Photos overleaf

A12 London Bound



A12 Eastbound



TRSA FORECOURT FACILITIES PROFORMA:

Site: **BP Colchester Bypass Connect**

Opening Times:

Advertised 24 Hrs (Internet) – unable to verify from inspection – not displayed at entrance

Cash operated telephone.

No

Motorist Refuelling Forecourt

Pump Layout:

Starting gate with 6 islands, 8-hose pumps

No. Refuelling Placements:

12

No. Electrical Charging Points:

x 2 (150w Polar Chargemaster)

No. Car Parking Spaces.

8 + 3 disabled fronting shop + 6 + 15 remote

Other:

Shop

Brand/Offer:

BP M&S Wild Bean

ATM: Yes

Lottery:

Yes

M & F Toilets:

Assumed

Bakery:

Assumed - Hot Drinks & Hot Food at all times consumption on the premises

Showers:

No

HGV Refuelling Forecourt

Refuelling Placements:

3 lanes – 2 under canopy with HSP + Ad Blue

Toilets & showers with secure lockers:

No

HGV Parking Spaces

No dedicated bays

Other

Coach Spaces:

None

Picnic – (min 10 tables of 6):

None

McDonalds Drive Thru

With dedicated parking



AWS SIGNING

A120 NORTH BOUND AND SOUTH BOUND

Identical signage:

Services Markers (Distance):	1/3 Mile	White - 5 symbols as below
	Exit Slip	White - 5 symbols as below

Symbols:

WC	Y
Fuel	Y
Knife & Fork	Y
24 Hrs	
Disabled	Y
Hotel	
Information	Y
HGVs	

Photos overleaf

AWS AND ROAD SIGNING

A120 NORTH BOUND



A120 SOUTH BOUND



A120 DUMB BELLS APPROACHED FROM A120 SOUTHBOUND EXIT SLIP



REJOINING A120 SOUTHBOUND SLIP FROM SUBJECT PROPERTY



TRSA FORECOURT FACILITIES PROFORMA: Site: **BP Stansted Connect**

Opening Times: 24 hrs

Cash operated telephone. No

Motorist Refuelling Forecourt

Pump Layout: Starting gate 5 islands, 8-hose pumps

No. Refuelling Placements: 10

No. Electrical Charging Points: None

No. Car Parking Spaces. 10 fronting shop + 4 + 14 at rear

Other: Roll-over car wash

Shop

Brand/Offer: BP M&S Wild Bean

ATM: Yes

Lottery: Yes

M & F Toilets: Yes

Bakery: Yes - Hot Drinks & Hot Food at all times consumption on the premises

Showers: No

HGV Refuelling Forecourt

Refuelling Placements: 2 with HSP and Ad Blue

Toilets & showers with secure lockers: No

HGV Parking Spaces No marked bays

Other

Coach Spaces: None

Picnic – (min 10 tables of 6): None

Holiday Express hotel With dedicated parking

McDonalds drive thru With dedicated parking



AWS SIGNING

EAST BOUND (Colchester)

Services Markers (Distance): ½ Mile, White - 3 symbols as below

Symbols:

WC	
Fuel	Y
Knife & Fork	Y
24 Hrs	
Disabled	
Hotel	Y
Information	
HGVs	

WEST BOUND

Services Markers (Distance): 2/3rds Mile, White - 3 symbols as below

Symbols:

WC	
Fuel	Y
Knife & Fork	Y
24 Hrs	
Disabled	
Hotel	Y
Information	
HGVs	

Photos of A120 AWS signs shown overleaf. Full photograph sequences for various approaches within the airport complex is available which includes directional signage with services/symbols.

A120 ASSOCIATED SIGNING

EAST BOUND

Priorywood Roundabout (Capturing A120 Both Directions)



A120 (From M11 North/A120 Interchange)



A120 (From M11 North/A120 Interchange)



A120 WEST BOUND



TRSA FORECOURT FACILITIES PROFORMA: Site: **BP Braintree Connect**

Opening Times: 24 hrs

Motorist Refuelling Forecourt

Pump Layout: Four square, 8-hose pumps

No. Refuelling Placements: 8

No. Electrical Charging Points: None

No. Car Parking Spaces. 5 + 1 disabled fronting shop + 3 at rear + unmarked parking for say 3 more

Other:

Shop

Brand/Offer: BP M&S Wild Bean

ATM: Yes

Lottery: Yes

M & F Toilets: Yes - open

Bakery: Yes - Hot Drinks & Hot Food at all times consumption on the premises

Showers: No

HGV Refuelling Forecourt

Refuelling Placements: 1 placement under canopy + 1 more - with HSP and Ad Blue

Toilets & showers with secure lockers: No

HGV Parking Spaces No dedicated bays

Other

Coach Spaces: None

Picnic – (min 10 tables of 6): None

Holiday Inn Hotel With parking

Toby Carvery With parking



AWS SIGNING

A120 EAST AND WEST BOUND

Identical signage:

Services Markers (Distance): 1/3 Mile White - 4 symbols as below

Symbols:

WC	Y
Fuel	Y
Knife & Fork	Y
24 Hrs	
Disabled	Y
Hotel	Y
Information	
HGVs	

COMMENTS

Travelling west, there is no exit services sign or AWS sign on the exit slip at King William Interchange; the motorist must pass the site and take the Chelmsford signed exit slip where there is a services sign. It is nevertheless very easy to miss this slip road given confusion with the King William Interchange exit slip a very short distance before the services exit slip.

Note from first photo that driver came off before the dedicated Chelmsford bound/services slip a little further on highlighting the confusion at this service site location.

Photos overleaf

AWS AND ROAD SIGNING

A120 EAST BOUND



A120 EAST BOUND



A120 WEST BOUND

