

# Tim Hancock Associates

Chartered Surveyors

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21<sup>st</sup> June 2021



The Planning Inspectorate  
National Infrastructure  
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BS1 6PN

(By email to [A428.blackcat@planninginspectorate.gov.uk](mailto:A428.blackcat@planninginspectorate.gov.uk))

PINS Reference – TR010044

Dear Sirs

**Shell U.K. Limited – Shell Fortune Service Station – Great North Road, Roxton MK44 3BE - A428 Black Cat to Caxton Gibbet Improvement Scheme DCO Application (“the Scheme”)**

I confirm that I am instructed by Shell U.K. Limited which owns the freehold interest in Shell Fortune Service Station, (“the Service Station”), located immediately to the north of and adjoining the Black Cat Roundabout on the A1 trunk road, near Roxton. My client operates the Service Station which provides roadside facilities to motorists using the A1 trunk road as well as the east-west route involving the A428.

The Service Station is a key facility occupying a nodal location serving the needs of motorists using these routes and it will be totally extinguished by these proposals. Together with restaurant facilities and the adjoining motorists’ lodge, which will also be destroyed by the Scheme, the service area provides comprehensive facilities for the motorist on this stretch of the strategic road network.

No proper consideration has been given to the loss of the facility and no provision has been made for the creation of access arrangements to support an alternative site or the acquisition of land for this purpose.

Please accept this letter as a representation against the Scheme proposals as currently formulated.

For present purposes, my client’s position including the right to submit representations in relation to the Scheme is fully reserved.

I should be grateful if you would kindly acknowledge receipt of this letter.

*Regulated by RICS*

*Directors: Tim Hancock B.Sc(Hons), F.R.I.C.S., MEI Alison Hancock ACIB  
Valuations ~ Rent Reviews and Lease Renewals ~ Acquisitions and Disposals ~ Compulsory Purchase and Compensation  
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CM1 3SQ Our Privacy Policy is available upon request.*



Yours sincerely



Tim Hancock

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