

Land to the North of Junction 11, of M62,
Warrington

Transport Statement of Common Ground with
Warrington Borough Council (Local Highway
Authority)

“Erection of a Motorway Service Area including Facilities Building, up to 100 bedroom Hotel, service yard, Fuel Filling Station, Electric Charging Station, parking facilities for each category of vehicle, access and internal circulation roads, structured and natural landscaping with outside amenity space/picnic space and dog walking zone, pedestrian and cycle links, boundary fencing, surface water drainage areas, ecological mitigation, pumping station(s), substation(s), retaining structures and associated infrastructure and earthworks.”

Application Ref: 2019/35726

i-Transport Ref: GJ/dc/ITM12377-017A R

Date: 21 January 2022

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SECTION 1 Introduction

1.1 This Document

- 1.1.1 This document is a Transport Statement of Common Ground (TSoCG) agreed between the Appellant (Extra MSA Group) and Warrington Borough Council in its capacity as the Local Highway Authority. The LHA is responsible for the roundabout and overbridge parts of M6 J11¹ as well as the local road network.
- 1.1.2 It relates to an appeal against refusal of planning permission by Warrington Borough Council (WBC) (in its capacity as the Local Planning Authority) in respect of planning application ref: 2019/35726. Extra MSA Group is appealing this decision.
- 1.1.3 A Public Inquiry is to be held in March 2022.

1.2 Appeal Proposal

- 1.2.1 The site address is:

Land North of Junction 11, M62, Warrington.

- 1.2.2 The description of development is:

'Erection of a Motorway Service Area including Facilities Building, up to 100 bedroom Hotel, service yard, Fuel Filling Station, Electric Charging Station, parking facilities for each category of vehicle, access and internal circulation roads, structured and natural landscaping with outside amenity space/picnic space and dog walking zone, pedestrian and cycle links, boundary fencing, surface water drainage areas, ecological mitigation, pumping station(s), substation(s), retaining structures and associated infrastructure and earthworks.'

- 1.2.3 The Decision Notice confirming refusal of the application was issued on 17th June 2021.

1.3 Technical Submissions

- 1.3.1 A Transport Assessment (TA) (ref: ITM12377-002B R, dated 7 August 2019) and Staff Travel Plan (ref: ITM12377-004C R, dated 16 August 2020) were prepared by i-Transport LLP, on behalf of the Appellant, to accompany the planning application that is the subject of the current appeal process.

1.4 Structure

- 1.5 The remainder of this TSoCG sets out:

- Section 2.0 – Matters of Agreement between the Local Highway Authority and the Appellant;
- Section 3.0 - A signed declaration between the Local Highway Authority and i-Transport (on behalf of the Appellant).

¹ National Highways is the body responsible for the the M62 mainline and the on- and off-slips at M62 Junction 11.

SECTION 2 Matters of Agreement

2.1 Agreement has been reached between the Appellant and the Local Highway Authority in respect of the following transport and highways matters.

2.2 There are no matters still to be resolved, nor are there any matters of disagreement.

Item	Appellant	Local Highway Authority
Parking Space Numbers	<p>The Extra development at Warrington Services (M62 J11) includes parking provision for different vehicle types based on the calculation set out in the Circular and as recorded in Table 7.2 the submitted Transport Assessment report (ref: <i>ITM12377-002B R, dated 7 August 2020</i>). The parking provision returned by the calculation set out in the Circular is as follows:</p> <ul style="list-style-type: none"> • 536 no. spaces for cars and light vehicles (including 50 no. associated with the on-site hotel); • 82 no. spaces for HGVs; • 1 no. space for abnormal loads; • 16 no. spaces for coaches; • 15 no. spaces for caravans/motorhomes/vehicles plus trailer; • 15 no. spaces for motorcycles. <p>The Appellant has proposed an additional 23 no. HGV parking spaces over and above the figure returned by the calculation in the Circular (i.e. a total supply of 105 no. HGV parking spaces).</p>	Agreed
Need for additional HGV parking in the North West of England	<p>The number of HGV parking spaces proposed (at 105 no.) is 23 no. greater than that required by the Circular.</p> <p>The DfT Road Haulage Update of 21 May 2018 identified a strategic national need for more lorry parking.</p>	Agreed

Item	Appellant	Local Highway Authority
	<p>The National Survey of Lorry Parking (2017) found that the practical number of additional lorry parking spaces required in the North West of England² to enable every lorry to be able to park in a space overnight (considering that a lorry park is, in practice, full at 85% capacity) is 61 no. spaces.</p> <p>Based on the parking space numbers calculation set out in the Circular, the minimum number of HGV parking spaces at Warrington Services (the Appeal scheme) is 82 no. spaces.</p> <p>WBC's Local Transport Plan 4 (LTP4) acknowledges that, in light of critical levels of lorry parking identified, additional lorry parking facilities may be required in the Warrington area in the future. Policy FM15 in LTP4 states that <i>'We [the Council] will review lorry parking facilities, and, if required, identify potential locations for additional facilities.'</i></p> <p>The Council's Statement of Case attributes significant weight to the public safety benefit of the proposed Motorway Service Area, which includes 82 no. HGV parking spaces as per the Circular calculation and then attributes limited weight to the proposed additional 23 no. HGV parking spaces, whereas the Appellant attributes moderate weight to the additional 23 no. HGV parking spaces.</p>	
Need for additional EV charging capacity in the North West	<p>There is a need for additional Electric Vehicle (EV) charging capacity along the SRN in the North West region of England to support the growing proportion of EVs among the UK's vehicle fleet.</p> <p>The UK Government has set a deadline of 1st January 2030 for a ban on the sale of new Internal Combustion Engine vehicles and from 1st January 2035 all new vehicles sold in the UK will be zero emission.</p> <p>The Warrington Services (Appeal scheme) proposals include a commitment to provide a minimum of 6 no. active high-powered EV charging points within the proposed parking areas with the intention to put in place the infrastructure (future proofing works) to allow for the phased installation of 50 no. mixed charging points to follow the take up in demand of electric vehicles. Further EV charging spaces would be allocated to ensure that they can be delivered when more power can be delivered to site to meet any future demand.</p>	Agreed

² National Survey of Lorry Parking (2017) – Table E8: Immediate response estimation of additional parking requirements from considering lorry parks currently equal to or above >85% capacity. Column titled 'Practical number of additional spaces needed' identifies 61 no. spaces in the North West.

Item	Appellant	Local Highway Authority
	In addition, provision would be included in the final design and layout to allow for the potential introduction of a hydrogen refuelling station once there is sufficient demand.	
Site Access Arrangements	<p>The agreed site access arrangement is as shown on i-Transport Drawing No. ITM12377-SK-024 Rev E.</p> <p>The feasibility design (suitable for the purposes of Planning) shown on this drawing has been agreed with National Highways and is referenced in the agreed planning conditions pertaining to site access. Insofar as the northern arm of M62 J11 has been designed as part of the scheme to accommodate HGV traffic, it is agreed the arrangement will not preclude construction traffic associated with the development of HS2.</p> <p>The Appellant has also submitted the following supporting documents to the Local Highway Authority, which have informed its final decision that the site access arrangements are suitable for all users and fit-for-purpose:</p> <ul style="list-style-type: none"> • Stage 1 Road Safety Audit Brief (<i>report ref: ITM12377-005 TN, dated 15 May 2019 at TA Appendix 7.D</i>). • Stage 1 Road Safety Audit Report prepared by WYG (<i>report ref: A11TBC/RSA1, dated June 2019 at TA Appendix 7.D</i>). • Stage 1 Road Safety Audit Report Design Response (<i>report ref: ITM12377-009 TN, dated 25 July 2019 at TA Appendix 7.D</i>). • Walking, Cycling and Horse-Rider Assessment Report (WCHAR) Brief (<i>report ref: ITM12377-007 TN, dated 15 May 2019 at TA Appendix 7.C</i>). • Walking, Cycling and Horse-Rider Assessment Report – prepared by WYG (<i>report ref: A114088/WC&HRA, dated June 2019 at TA Appendix 7.C</i>). 	Agreed
Agreement on the appraisal and assessment of the development proposals	<p>The following assessment parameters are agreed between the Appellant and the Local Highway Authority:</p> <ul style="list-style-type: none"> • Transport Assessment approach and methodology. • Transport Policy review. • Accessibility of the Site. • Description of the surrounding highway networks (SRN and local road network). • Committed and proposed infrastructure relevant to the development proposals. • Baseline data (which remains suitable to inform the forthcoming appeal). 	Agreed

Item	Appellant	Local Highway Authority
	<ul style="list-style-type: none"> • The various traffic scenarios considered and the rationale for these. • The consideration of traffic growth (including Sensitivity Tests). • Traffic flows associated with Committed Developments. • Turn-in rates and traffic generations. • Staff travel movements. • Delivery and Servicing movements. • Scheme design. • Assessment of impacts. <p>The Local Highway Authority has confirmed its agreement to the submitted TA (and subsequent Sensitivity Testing of the operational performance of M62 J11 with the proposed MSA in place) and there are no outstanding matters in this regard.</p>	
Agreement on the Extra scheme traffic impact	<p>The traffic impacts of the Appeal scheme were assessed in detail in the submitted i-Transport TA (<i>ITM12377-002B R, dated 7 August 2019</i>) and through the exchange of technical correspondence between i-Transport, National Highways and the Local Highway Authority.</p> <p>This includes:</p> <ul style="list-style-type: none"> • Operational assessments (junction capacity testing) of M62 J11. • Merge/diverge assessments at M62 J11. • Weaving assessment of the M62 mainline. • Operational assessments of the Birchwood Way / Daten Avenue / Moss Gate signal-controlled junction. <p>The traffic impacts are agreed with the Local Highway Authority as confirmed in the consultation response dated 31 March 2020.</p>	Agreed
Staff Travel Plan	<p>It is agreed that a Final Staff Travel will be prepared and implemented by Warrington Borough Council, using the framework established by the submitted Staff Travel Plan (report ref: <i>ITM12377-004C R, dated 16 August 2020</i>).</p> <p>Implementation of the Final Staff Travel Plan will be funded through a developer contribution.</p>	Agreed

Item	Appellant	Local Highway Authority
Construction Traffic	<p>Preliminary estimates of construction traffic movements to/from the Appeal scheme are set out in the submitted TA.</p> <p>It is agreed that a Construction Environmental Management Plan (CEMP) can be conditioned.</p>	Agreed
Planning Conditions	<p>Agreed planning conditions were set out in the Planning Case Officer's report to Warrington Borough Council's Planning Committee meeting held on 9 June 2021. Proposed Planning Condition 43 specifically deals with the interface between the Appellant's proposals and HS2's safeguarded area vis-à-vis HS2 construction traffic access and effects at M62 J11. National Highways had sight of this planning condition prior to the Council determining to refuse the planning application and does not have any objection to its imposition.</p>	Agreed
Planning Obligations	<p>The following developer contributions will be secured through the S106 Agreement for the scheme:</p> <ul style="list-style-type: none"> • Sustainable Travel contribution of £481,562 to enable the Council to implement improvement works to: • Silver Lane including new inclusive access between Silver Lane and Junction 11 of the M62 involving surfacing improvements, wayfinding and improved lighting; • Links to Culcheth (Public Right of Way) including surfacing improvements and wayfinding; • Gorse Covert Mounds Path including surfacing improvements, wayfinding, access barrier alterations and enhanced lighting; and • Pestfurlong Hill including new path/bridge to connect the existing path to Junction 11 of the M62. • Travel Plan Coordination contribution of £35,000 (payable in five equal instalments). • Travel Plan Measures contribution of £50,000 to fund the implementation of sustainable travel measures at the Site. • Travel Plan Publicity Contribution of £3,000 to be used to fund the bespoke printing and delivery of a leaflet and bespoke website to encourage the implementation of Travel Plan measures in relation to the Development. 	Agreed

SECTION 3 Declaration

3.1 This Transport Statement of Common Ground is agreed by:

Signed on behalf the Local Highway Authority by:

Name: Mike Taylor

Position: Team Leader, Transport Development Control

Date:21 January 2022.

Signature:

A handwritten signature in black ink that reads "M. Taylor". The signature is written over a horizontal dotted line.

Signed on behalf of the Appellant by:

Name: Greg Jones MSc BA (Hons) CIHT

Position: Associate Partner, i-Transport LLP

Date:21 January 2022

Signature:

A handwritten signature in black ink that reads "Greg Jones". The signature is written in a cursive style.

