

Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

18th June 2024

Re: Appeal Ref. APP/R3705/W/24/3336295 - Land North-East of Junction 10 M42 – Representation on behalf of Moto Hospitality Limited

Dear Inspector,

We write on behalf of Moto Hospitality Limited ('Moto') in respect to appeal reference APP/R3705/W/24/3336295, for the following development at land North-East of Junction 10 on the M42:

'Outline planning permission for development of land within Use Class B2 (general industry), Use Class B8 (storage and distribution) and Use Class E(g)(iii) (light industrial), and ancillary infrastructure and associated works, development of overnight lorry parking facility and ancillary infrastructure and associated works. Details of access submitted for approval in full, all other matters reserved'

Moto wishes to object to the proposed development, on the grounds that its introduction will impact on future planned investment at Moto Tamworth Motorway Service Area (MSA), which sits directly to the west of the appeal site across the M42.

It is considered that if the appeal were allowed and the proposed development for a lorry parking facility on the opposite side of the M42 were to come forward, then this would threaten Moto's role in providing HGV facilities at the existing MSA. This MSA has full advance signage from the M42 and offers the required range of amenities including refuelling that is an essential component of any HGV parking facility.

Moto Tamworth MSA currently has approximately 56 HGV parking spaces on-site. Moto has recently implemented permission PAP/2020/0224 for a further 38 HGV parking spaces as part of enhancements to the existing HGV parking area at the Moto Tamworth MSA; which would bring the total number of HGV parking spaces at the MSA to 94. These additional 38 HGV parking spaces are due to be completed by early 2025.

Along with this, there are potential plans to future proof these HGV parking spaces by providing eHGV charging infrastructure at the site. This clearly shows Moto's intentions to invest in the site for the long term, and through working with central government, forms part of Moto's wider strategy to bring forward new much needed EVC infrastructure at their services.

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Moto also has aspirations to bring forward an additional 150 HGV parking spaces through an expansion to the MSA, as part of their strategy to strengthen Moto Tamworth's already established role in providing valuable HGV facilities to lorry drivers travelling up and down the country.

As one of the leading operators of HGV parking in the UK, Moto are best placed to provide HGV parking in this area. Moto know how to efficiently manage and operate HGV parking, and have a long track record of producing excellent HGV parking facilities. As a policy compliant MSA, Moto Tamworth already offers a wealth of existing facilities, services, suppliers and amenities to support travelling lorry drivers, including the shower facilities recently implemented at the site (Application Ref. PAP/2021/0197). This arguably makes Moto Tamworth MSA the best possible location to bring forward any further HGV parking facilities.

Therefore, we question the need for a new lorry parking facility on the opposite site of the M42, when Moto Tamworth MSA already provides well-functioning HGV parking spaces, and boasts the perfect location to support future HGV parking facilities.

On this basis, Moto firmly objects to the speculative proposals set out as part of Outline Application ref. PAP/2021/0663, and asks that the Inspector dismisses the aforementioned appeal.

Should you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely,

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