

Your ref
Our ref 071919-20
File ref

ARUP

For the attention of whom it may concern

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18 July 2013

Dear Sir/Madam

Michelins Farm, Rayleigh, Essex
Access Appraisal

We wish to advise that Arup has been instructed by Mr Warwick Phipps to identify the potential for highway access to Michelin Farm, Rayleigh Essex.

The site is bounded to the south for some 100 metres by an eastbound exit slip road of the A127 Southend Arterial Road as well as the Annwood Lodge Business Park, a light industrial estate development. The western boundary is formed by farm land and the A130 dual carriageway beyond. The embankment of the rail line to Southend-on-Sea forms the northern boundary. The eastern boundary abuts the A1245 dual carriageway for some 215 metres. The A1245 meets the A127 at a signalised roundabout junction at the south-east corner of the site and a rail overbridge at the north-east corner of the site. The junction of the slip road with the circulatory carriageway of the roundabout is signal controlled. The national speed limit applies to the A1245 whilst there is a 50mph speed limit on the A127.

There are presently gated field type accesses to the site from the A127 slip road as well as the A1245. The former is in close proximity to the access to the Annwood Lodge Business Park. The access is not easy and vehicles over 9.18m (30 ft) are prohibited, as is reversing on to the site.

The footpath on the northern side (eastbound carriageway) of the A127 terminates at the current site access. There are no footpaths alongside either carriageway of the A1245.

Consideration is being given to more intensive use of the site with potential industrial type development with associated longer wheel base vehicles. Thus a higher standard access to the local road network is considered desirable.

Preliminary appraisal of the site layout and reference to the Design Manual for Roads and Bridges suggests that a left in /out from the A1245 may be possible. This will be further investigated and reported in due course.

Yours faithfully

A handwritten signature in blue ink, appearing to read "John Daley", is centered on the page. The signature is fluid and cursive, with a small horizontal line at the end.

John Daley
Associate