The Extra MSA Group is a leading developer, investor and experienced operator of high-quality MSA properties across the country.

Extra owns and operates two nearby MSAs at Cobham in Surrey (M25) and Beaconsfield in Buckinghamshire (M40, J2). In Yorkshire, Extra are constructing a new MSA at Leeds Skelton Lake which is scheduled to open in Summer 2019.

CGI's of the Leeds Skelton Lake Motorway Service Area
(currently under construction)

WHY ARE WE CONSULTING?

Whilst the principle of a MSA on this site is a matter for the local council to decide when the planning application is submitted, we are keen to know if there are things which you think we could do better/should take into account in the design, layout or social and environmental benefits offer.

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BIR.5351_06 Prepared by Pegasus Group on behalf of Extra MSA.

HOW CAN I MAKE MY VIEWS KNOWN?

We will be holding two public exhibitions where members of the project team will be on hand to listen to views and to answer your questions. These will be held on:

FRIDAY 25th JANUARY 2019
from 1.30pm until 5.30pm at

MAPLE CROSS & WEST HYDE COMMUNITY CENTRE
Longcroft Road, Maple Cross, WD3 9TE

SATURDAY 26th JANUARY 2019
from 11am until 6pm at

CHALFONT ST PETER COMMUNITY CENTRE
Gravel Hill, Chalfont St Peter, SL9 9QX

Alternatively, if you are unable to attend this event, a FREEPOST response form is attached to this leaflet which you can use to send us your thoughts and views.

In addition, if you have any questions or wish to discuss these proposals in more detail you can call us on **0800 319 6070** (open between 9am and 5pm Monday to Friday).

We also have a website which provides further information including the material which will be available at the exhibition. You can also send us your views via the on-line form on our website:

www.m25westmsa.co.uk

We hope that you will take the time to offer your thoughts anytime up to:

Monday 18th February 2019

WHAT HAPPENS NEXT?

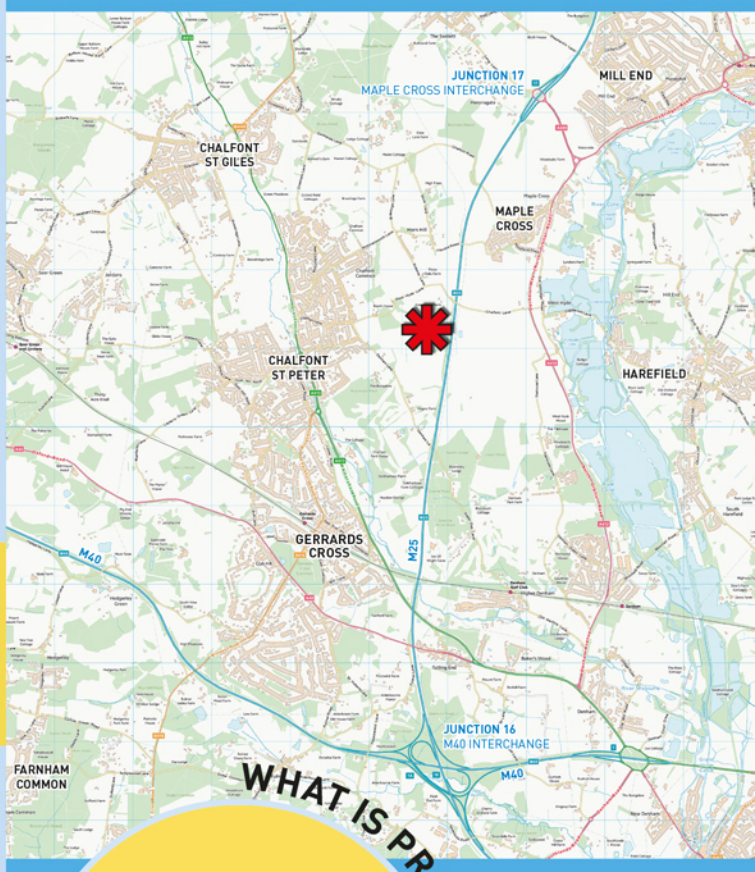
We will read and consider all the responses and use them to help shape the proposals for the M25 West Motorway Service Area. A planning application will then be submitted to Chiltern District Council in 2019.

Thank you for taking the time to look at this leaflet.

Any information provided will only be used for M25 West MSA consultation purposes and will not be shared with any third parties.

M25 WEST
MOTORWAY SERVICE AREA

Public Consultation



WHAT IS PROPOSED?

A new Motorway Service Area (MSA) located adjacent to the western side of the M25 between Junction 16 (M40 Interchange) and Junction 17 (Maple Cross Interchange). The MSA would be accessible from the M25 only.

www.m25westmsa.co.uk

THE NEED FOR A MOTORWAY SERVICE AREA (MSA)

MSAs are important for the safety and welfare of motorway users. Government policy aims to ensure that there is the opportunity to stop and take a break every 28 miles, which equates to approximately 30 minutes driving. If a longer gap exists, then there is a 'need' for a new MSA.

Existing distances between MSAs on this part of the Motorway Network considerably exceed the maximum distances, with 9 gaps of over 40 miles and 2 gaps of 60 miles or more.

FINDING A SUITABLE LOCATION

MSAs can only be built alongside the motorway they serve. Government policy has a clear preference for 'on-line' MSAs i.e. not connected to the local road network or located on a junction. This is because they are more attractive to motorway users and do not add traffic to the local road network. Extra has undertaken an extensive search of potential sites along this stretch of the M25, with the best location being this site between Junctions 16 (M40 Interchange) and 17 (Maple Cross Interchange) where an 'on-line' MSA can be provided within an extensive, well contained and landscaped area.

LOCAL BENEFITS

Extra are keen to ensure that local communities benefit from the development and would like to hear suggestions as to how this could happen and what should be included (for example better footpaths and additional planting). At the Extra Leeds development a new Visitor Centre is being provided in conjunction with the RSPB.

The proposed development on the M25 would provide significant economic benefits, including £0.91 billion total GVA contribution over a 50-year period and £1.5 million business rates payable per annum. There will be 340 full-time equivalent jobs on site with 51 jobs of these expected to be at a senior level, together with 555 jobs in the building phase.

WHAT IS PROPOSED?

The emerging Concept Masterplan currently shows the following:

- **Access from the M25 only via a bridge over the M25 and new roundabout to serve both carriageways.**
- **An Amenity Building, Hotel, Fuel Filling Station, Electric Vehicle Charging Station and parking for cars, HGVs and coaches.**

THE DESIGN APPROACH

A number of key principles have influenced the approach to the emerging Concept Masterplan. These include:

- **A layout that works well for visitors and respects the local environment.**
- **Ensuring that the development stays below the height of the ridge lines to protect long distance views.**
- **High quality architect designed buildings which meet the highest standards of sustainable design.**