



Our Proposal Explained

New Rotherham & Sheffield Gateway Motorway Service Area – M1 Junction 33

March 2017

Our new Motorway Service Area will create jobs for the local community, and increase business for local suppliers. The design is environmentally responsible and minimises impact on the landscape.

Applegreen plc is proposing to develop a new Motorway Service Area (MSA) at land adjacent to junction 33 of the M1, near Rotherham.

It has been identified that this stretch of motorway requires a new MSA to meet Government regulations that set a maximum distance of 28 miles between facilities. We have identified this location as ideal to meet that need, as it already has a planning consent for a petrol filling station, two hotels and is a brownfield site.

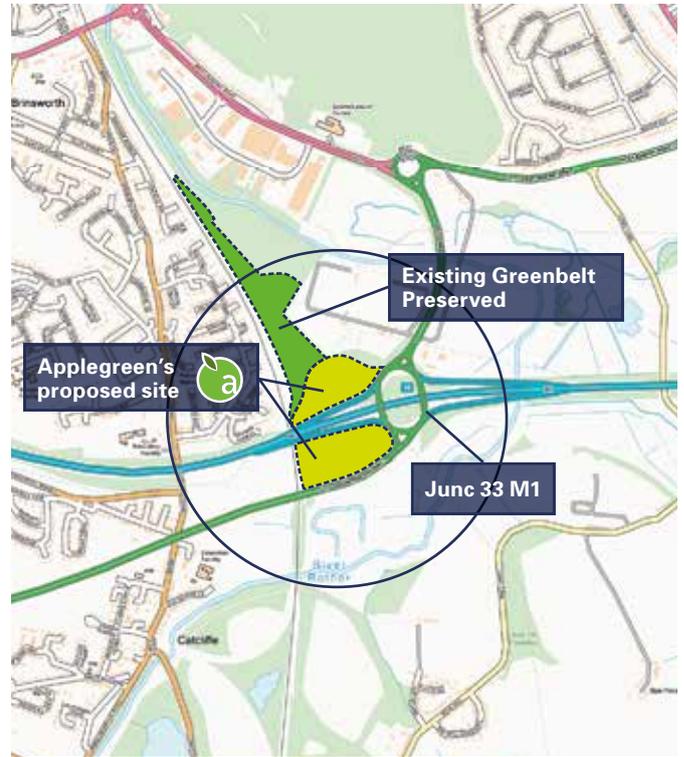
The site borders an existing area of circa 6.0 hectares of Greenbelt controlled by the promoters, which we are committed to protect, preserve and maintain. The new service area sits on circa 5.5 hectares within a larger 7.3 hectares of land allocated for development.

We will create a place where motorists on the M1 can stop, rest and refuel in welcoming surroundings and a comfortable environment. Our proposal complies with all the mandatory regulatory requirements of Highways England for MSAs.

In addition to excellent design, we are committed to creating benefit directly for neighbouring communities, both in the provision of management, retail and maintenance jobs, and also creating opportunities for local suppliers. The new Rotherham & Sheffield Gateway MSA will create around 300 full time Applegreen jobs and with the focus on local recruitment where possible. There will also be around 200 short-term construction jobs created during the building process. With local employment and trading opportunities for local suppliers, we hope to give surrounding communities a significant economic boost.

Our proposals include provision to improve the Junction 33 roundabout and increase its capacity to meet its needs. Our plans for improving local highways also fit with existing plans to widen the A630.

Our design is environmentally responsible and will minimise impact on the landscape. Our closest neighbours will be screened from the site with existing embankments that are heavily planted with trees.



Site location

Key facts

- We will create some 300 new jobs for the local communities.
- The project includes:
 - A design focused on sustainability, an amenity building that will provide a range of outlets for motorists, including provision for local suppliers
 - 498 car parking spaces
 - 18 spaces for caravans and motorhomes
 - 19 motorcycle spaces
 - 15 coach parking spaces
 - 67 spaces for HGV vehicles
 - 1 abnormal load bay
- We will deliver fuel at highly competitive prices keeping our 'low fuel prices, always' price promise and all other services at high street prices without compromising quality.



Section showing south west elevation

THE NEW ROTHERHAM & SHEFFIELD GATEWAY MOTORWAY SERVICE AREA WILL PROVIDE:

- 1 A sustainably designed amenities building
- 2 Petrol forecourt area
- 3 Main car parking area including:
498 car parking spaces
(inc 30 disabled) and
19 motorbike spaces
- 4 67 spaces for HGV vehicles
- 5 15 coach parking spaces
- 6 18 spaces for caravans
- 7 HGV drivers amenities building
- 8 HGV Refuelling
- 9 Site entrance
- 10 Underpass

→ Traffic flow into site

→ Traffic flow out of site



Illustrative underpass

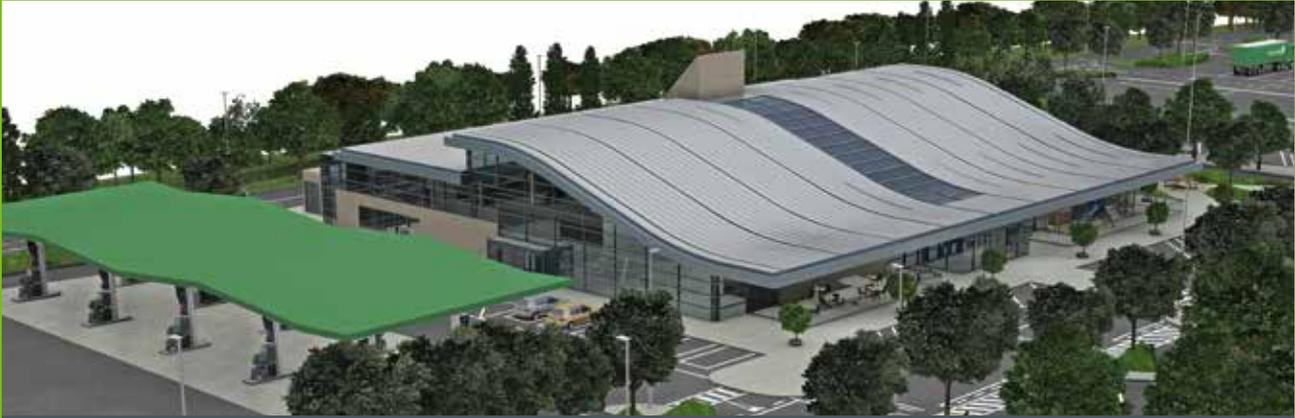
The site is split by the M1 and connected by an existing underpass. The scheme will be hidden from neighbouring communities by existing embankments and will be landscaped to further screen the MSA from residential views.

Access to the site will be via a new entrance on the Rotherham side of the roundabout. The entrance road passes through circa 0.5 of a hectare of greenbelt which is a minor revision of an existing access route already permitted and implemented as part of a previous hotel development that did not proceed.

The HGV parking and facilities are kept secure and separate and located on the northern half of the site. Other road users will drive to their parking area and the amenity building via the underpass.

Exit back onto the Junction 33 motorway for the majority of traffic is via a connecting slip road to the south of the site, which leads back to the Sheffield side of the roundabout. Northbound HGVs will also use the underpass to exit the site, with southbound HGVs returning to the M1 via the access on the Rotherham side of the junction.

The concept design of the project's highways element has been considered safe and appropriate in principle by both Highways England and Rotherham Highways. The local road enhancements and improvements to the existing Junction 33 roundabout will also create an opportunity to facilitate the early delivery of an upgrade to a section of the Parkway. Detailed designs for the extra capacity to the junction and the Parkway are now being advanced with Highways England and Rotherham Highways.



Indicative design developed for a similar gateway setting

The benefits of our scheme:

- 300 Applegreen jobs created
- Improving highways safety and meeting Government requirements
- Minimising impact on existing greenbelt
- Improvements to local roads
- Increasing capacity of Junction 33 roundabout
- No local traffic impact
- No loss of ancient woodland
- No impact on HS2 alignment
- Fuel at 'low fuel prices, always' price promise
- Committed to being a good neighbour
- High quality management
- Sustainable design
- No increase in noise over existing levels or loss of air quality

Applegreen is a successful plc business with more than 235 sites across the UK, Ireland and the USA. This includes over 80 service station locations in the UK that we are operating successfully. Our business model is underpinned by high quality standards and a commitment to deliver service and value to our customers; and it works.

Applegreen have 25 years' experience serving the needs of the motoring community while maintaining positive relationships with all our local communities. Applegreen have been successful in creating a new level of comfort and experience for motorway travellers and we are confident that the same high levels of quality and service can be delivered to benefit M1 road users.

Applegreen created and operate eleven separate quality systems for the sustainable operation and maintenance of MSAs. We will be using these standards in the development and operation of this project.

As a new operator of MSAs in the UK, Applegreen is committed to improving standards and consumer choice for all motorists.



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