

EXTRA MSA GROUP

SHEFFIELD SERVICES NEWSLETTER – October 2015



Welcome

This Newsletter has been produced by Extra MSA Group to provide key stakeholders with an update about the proposed Sheffield Services at Junction 35 of the M1. We are an open, committed and professional Developer, as well as a long term investment owner and experienced operator of Motorway Service Areas (MSA). We want to ensure there is no confusion about what we are proposing and the overall package of benefits we are keen to deliver within the North East sector of the Sheffield City Region.

We hope you find this of interest. If you would like to get in touch with our team then please do email us at info@sheffieldmotorwayservices.co.uk

Additional Support Information Submitted

We have submitted substantial and significant additional information to Sheffield City Council as now forming part of our Planning Application. This is providing further support for Extra MSA Group's £46m investment in Sheffield City Region, to construct its new MSA facility at Junction 35 of the M1.

The proposals will unlock a £46m investment into North East Sheffield and lead to 700 job opportunities. The MSA will also deliver 'upfront' funding of £1.2m for a newly formed Custodian Entity (controlled by and working in partnership with existing local environmental and community groups) together with an annual commitment of up to £200,000 per annum (plus annual RPI increase) for a minimum period of 50 years and beyond. The MSA will also generate £1m worth of Business Rates every year for the City Council.

We understand the Planning Application will be determined in January. In the meantime, the City Council will publicly consult on all of the additional support information that has been submitted by Extra and take all views into account when considering its position on the determination of the Planning Application.

In the Media

You may have seen recent coverage in the Sheffield Star regard our proposals including comments from The Woodland Trust who are opposed to the principle of our MSA development within Smithy Wood, irrespective of the condition of the Woodland, and/or the merits of the substantial mitigation and compensation packages. We acknowledge that The Woodland Trust and other parties wishing to object are of course entitled to have differing views to our own, but it is important for any party to properly and fully understand the overall Planning Application and its associated Strategic Benefits Plan for the surrounding Woodlands to be retained, as well as the overall package of significant economic, social and environmental benefits to be derived from the granting of Planning Permission.

Extra has always been open to meeting with The Woodland Trust to discuss how we can potentially work together, but The Woodland Trust have not been willing to meet for such discussions.

Over a period of some 18 months and ongoing, we continue to engage with local Community Groups, businesses and individuals showing positive or negative interest in Extra's overall proposals, encouraging views from all parties involved and with a view to addressing any concerns raised, including further explaining our proposals to remove any misunderstandings that may have occurred.

A significant number of local Community Groups have shown a keen interest in working with Extra as part of its proposals to invest in and maintain at least 250 acres of Woodland, harnessing the economic, social and environmental benefits to be derived from the MSA development and associated Strategic Benefits Plan.



Community Workshops Continue

Recently, we have hosted two Community Workshops to engage, listen and work with local individuals and groups interested in the Sheffield Services proposals. The first meeting, held at Paces Campus in September, saw 21 representatives from 15 interested groups and businesses attend to discuss the proposals.

The main topics of discussion included local job creation, environmental benefits and air quality, and Woodland management.

We were delighted with the turnout at the first Community Workshop. Not everyone in the room was in favour of our proposals, but we welcome their input into the meeting and going forward. We feel strongly that should Planning Permission be granted that we can work together with these groups to deliver a project which truly benefits the local community.

Minutes from the Workshop have formed part of the additional information submitted to Sheffield City Council as part of the Planning Application.

The second Workshop covered in further detail air quality; proposed management and legal structures for the proposed new Custodian Entity for the Woodlands, Extra's commitment to job creation for local people and the improvements to the traffic management at the Motorway Junction as being implemented by Extra as part of the approved access arrangements for the MSA. Extra's respective Consultants also attended to assist in answering questions raised by attendees at the Workshop.

Sheffield College Apprenticeships Agreement in Place

Following extensive conversations with The Sheffield College, we are delighted to announce an agreement to offer ten students apprenticeship positions as part of the development of Sheffield Services.

Five apprenticeships will be linked to the College's horticulture courses with the other five as part of the school's health and well-being programmes. These 10 Apprenticeships are available prior to the opening of the MSA and in addition to the Apprenticeships to be available with the Construction Contractor. When the MSA is fully operational, there will also likely be a significant number of further Apprenticeships procured by Extra through its tenant operating partners.

The agreement forms part of a proactive programme of engaging with educational institutions in the local area. In recent weeks, we have met with Sheffield College, Ecclesfield School, University of Sheffield and Sheffield Hallam University in order to strengthen the links between the MSA proposals and education.

We are also in talks with The Source Skills Academy and Future Works to set up employability programmes within local communities to train individuals with skills such as interview preparation, further strengthening the group's commitment to the North Sheffield economy.

