

An aerial rendering of a proposed motorway service area on the M25. The image shows a multi-lane highway running diagonally from the bottom left towards the top right. To the left of the highway, there are several large, modern buildings with green roofs, surrounded by parking lots filled with cars and trucks. To the right of the highway, there are more buildings, parking lots, and a large area of green space with trees. A green diagonal line runs across the image, separating the service area from a large body of water in the foreground. The text 'Welcome Break' is in the top left, and 'An overview of our proposals' is in the bottom right. Below that, a white line separates the title from the location description. The date 'October 2024' is in the bottom right corner.

Welcome Break

An overview of our proposals

A new Motorway Service Area on the M25,
located in the Roding Valley, between junctions 27 and 28

October 2024

Welcome Break is proposing to develop a new Motorway Service Area (MSA) to serve the busy M25 between junctions 27 (M11) and 28 (A12).

A new facility is needed on the M25 in this area to reduce the current 33-mile gap between South Mimms and Thurrock as well as the forthcoming 62-mile gap between South Mimms and Maidstone that will occur once the new Lower Thames Crossing has been developed. These gaps exceed the maximum spacing requirements of 28 miles (or a 30-minute drive time) between MSAs set by National Highways to meet the safety and welfare requirements of motorway users.

As a close neighbour, we want to bring the project to your attention and invite your views on the proposals before we submit a planning application to Brentwood Borough Council.

Details of the project website can be found on the back of this leaflet, along with information on how you can attend a community information event, where our team will be on hand to answer any questions you may have.

Welcome Break is committed to minimising the impact on close neighbours and our design team has developed a facility that we believe sets new standards in terms of its low impact on communities and the environment, whilst delivering a safe place for motorists to stop and take a break, on their journey through your county on the M25.

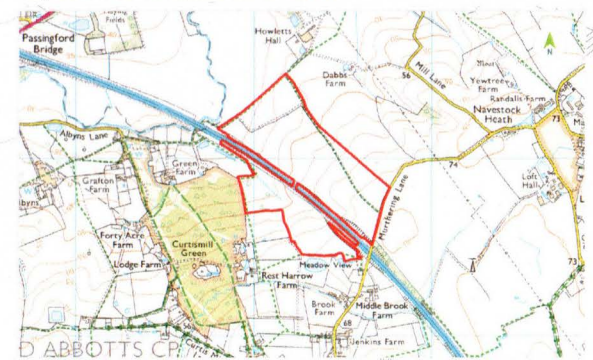
We appreciate that you may have concerns, and we wish to engage with you to hear your views.

Key design features include:

- The facility is **only** for the use of motorway traffic, with no vehicular access to local roads, including for staff and deliveries.
- The site will have 24/7 security management with complete CCTV coverage and perimeter fencing.
- The design makes good use of extensive tree planting around the perimeter and soft landscaping along the embankments will increase the screening for nearby communities.
- We will improve adjacent footpaths and bridleways and put in place new planting and fences.
- Our project sits on one side of the M25, allowing us space (24% of the total site area) to dedicate to create new open spaces and biodiverse wildlife habitats on the south side.
- Dedicated HGV driver amenity building.
- Drive-thru coffee shop with 36 parking spaces, 10 of which are EV spaces.
- Over 1000 parking spaces will be provided for all vehicle types and road users, nearly 200 of which are EV (Electric Vehicle) ready with provision for further spaces to be converted to EV charging spaces in the future.
 - 651 main car park spaces
 - 552 standard spaces
 - 28 EV spaces
 - 40 Future EV spaces
 - 24 accessible spaces
 - 7 EV accessible spaces
 - 19 motorcycle spaces
 - 20 caravan spaces
 - 36 coach spaces
 - 362 HGV spaces – 60 of which are EV ready spaces
- Two fuel stations, one for cars, vans, and light goods vehicles, and a separate forecourt for HGVs and coaches.

- PLANNING APPLICATION BOUNDARY
- AREA FOR BIODIVERSITY NET GAIN
- RETAINING WALL
- BUILDINGS/STRUCTURES
- SOFT LANDSCAPING
- LANDSCAPED BANKING TYPICALLY 1:3 GRADIENT
- LANDSCAPED BANKING TYPICALLY 1:2 GRADIENT
- TREES & FOLIAGE
- ELECTRIC VEHICLE CHARGING
- EXISTING FOOTPATHS
- RELOCATED FOOTPATHS

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We have designed plenty of green spaces for drivers to enjoy on their visit and provide new spaces and habitats for wildlife.

- 70% of the total site area will be green spaces including landscaping and areas for biodiversity net gain.
- 24% of the overall site area will be exclusively dedicated to biodiversity net gain, which will be located on around 12 hectares of land to the south of the site, inside the M25.

This project will bring wider benefits, including:

- 300 new, permanent jobs, along with local supply chain opportunities during the construction period
- 24% of the site dedicated to biodiversity net gain and creating habitats for wildlife
- Represents a capital investment of £155 million into the local area
- Major investment in Electric Vehicle Charging to reduce our carbon footprint
- Enhancement and improvement of local biodiversity habitats and extensive tree planting
- A safe place for motorists to stop and take a break whilst driving through Essex

We are now inviting the public to comment on our proposals before we submit a planning application to Brentwood Borough Council. The consultation will run from **Wednesday 16th October** to **Friday 15th November 2024**.

A public consultation information event will take place on **Wednesday 30th October 2024** at **Navestock Village Hall, Navestock Side, Brentwood CM14 5SD** from **5:00pm** to **8:00pm**.

You are also able to view the proposals and provide feedback online at:
www.welcomebreakrodingvalley.info

If you have any questions about the consultation, you can get in touch in the following ways:

EMAIL US

enquiries@welcomebreakrodingvalley.info

WRITE TO US (no stamp required)

FREEPOST WELCOME BREAK RV

CALL OUR FREEPHONE (between 9am and 5:30pm)

0800 138 5406

