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BEDFORDSHIRE HIGHWAYS
WOODLANDS ANNEX
MANTON LANE
BEDFORD
MK41 7NU



WOODSIDE LINK CONSULTATION

We would like your views on the construction of a new link road in the Houghton Regis and Dunstable area

The new road will provide a high quality route from Woodside Industrial Estate to the primary road network. It will take traffic, especially heavy goods vehicles from the centre of Houghton Regis and Dunstable. It will also form part of the infrastructure needed to support the new residential, retail, leisure and commercial development proposed north and east of Houghton Regis.

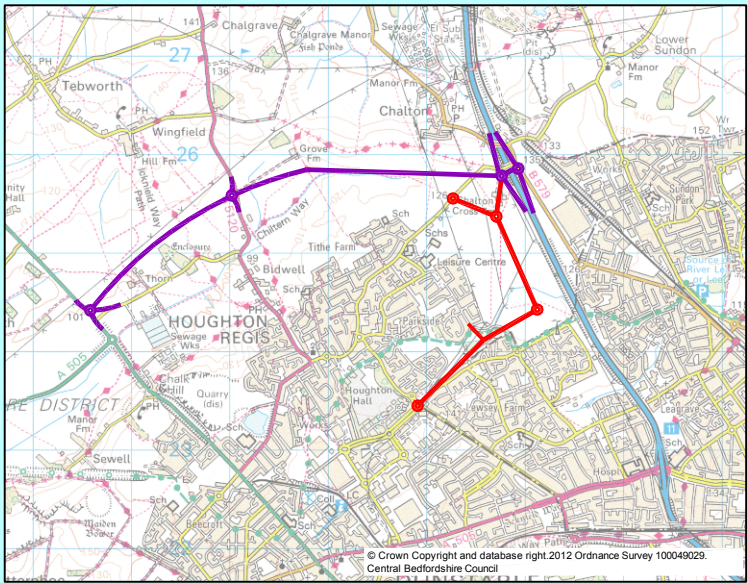
The proposals are outlined in this leaflet. Further details will be shown at a series of public exhibitions due to be held during November 2012. The exhibitions will take place at the following locations in the local area. Staff will be available at each exhibition to explain the proposals in more detail and answer any questions you might have.

- Friday 16th November (2pm to 5.30pm) - Houghton Regis Library, Bedford Square, Houghton Regis
- Saturday 17th November (10am to 1pm) - Houghton Regis Library, Bedford Square, Houghton Regis
- Tuesday 20th November (3pm to 7pm) - Chalton Village Hall, Water End Lane, Chalton
- Wednesday 21st November (3pm to 7pm) - Sundon Village Hall, Streatley Road, Upper Sundon
- Thursday 22nd November (2.30pm to 6pm) - Dunstable Library, Vernon Place, Dunstable
- Friday 23rd November (3pm to 7pm) - Lewsey Farm Community Centre, Landrace Road, Luton



To send your response by e-form, please log on to www.centralbedfordshire.gov.uk/woodsidelink; email to myjourney@centralbedfordshire.gov.uk or use the reply card on the back page of this leaflet and return to us Freepost by **24th December 2012**

Introduction



Key:

Woodside Link road and associated side roads promoted by Central Bedfordshire Council as part of this consultation process

A5 - M1 link road (Dunstable Northern Bypass) and M1 Junction 11A with associated slip roads promoted by the Highways Agency (not part of this consultation process)

Project Overview

The new road will link the Woodside Industrial Estate with the M1 reducing the need for heavy goods vehicles to travel through Houghton Regis and Dunstable town centres. This would reduce the environmental impacts from noise and vehicle pollutants, and help improve the local town centre businesses. The project is promoted by Central Bedfordshire Council. It is a critical piece of new infrastructure to stimulate further economic investment, and provide employment opportunities for residents throughout the area.

The project will involve the construction of a new road, from the junction of Park Road North, Poynters Road and Porz Avenue in Houghton Regis running to the north-east to join the proposed M1 junction 11A (between existing junctions 11 and 12) which will be constructed as part of the A5-M1 road project being promoted by the Highways Agency.

All plans and documents, including the Preliminary Environmental Information will be available for inspection at the offices of Central Bedfordshire Council (Priory House, Monks Walk, Chicksands, Shefford, SG17 5TG or Watling House, High Street North, Dunstable, LU6 1LF) during normal office hours (8.30am to 5.00pm Monday to Thursday, 8.30am to 4.00pm Friday), and can be purchased from the Council. All documents are also available at the project website www.centralbedfordshire.gov.uk/woodsidelink. All representations and comments may be made in writing to Bedfordshire Highways, Woodlands Annexe, Manton Lane, Bedford, MK41 7NU, or to Central Bedfordshire Council at Priory House, Monks Walk, Chicksands, Shefford, SG17 5TG, or via email to myjourney@centralbedfordshire.gov.uk, or phone 0845 365 6131; to arrive no later than **24th December 2012**.

Questionnaire

Woodside Link Proposals in the Dunstable and Houghton Regis Area
Please complete this questionnaire by placing a cross in the box that best indicates your opinion for each question. Once completed please detach the questionnaire from the leaflet by carefully tearing along the perforated edge. There is a Freepost address printed on the back of the questionnaire, so a postage stamp or envelope are not required. Please send your completed questionnaires by **24th December 2012**.

| | Strongly disagree | Disagree | Neither agree nor disagree | Agree | Strongly agree |
|---|-------------------|----------|----------------------------|-------|----------------|
| Q1. Do you feel the extent and route of the new link road is suitable? | | | | | |
| Q2. To what extent do you agree or disagree with the proposed direct link to Parkside Drive? | | | | | |
| Q3. What is your home postcode? (please note we need a full postal or email address should you require a response) | | | | | |
| Q4. Where do you work? Luton <input type="checkbox"/> Dunstable <input type="checkbox"/> Houghton Regis <input type="checkbox"/> Other (please specify) <input type="text"/> | | | | | |
| Do you have any further comments regarding the proposals included as part of this consultation? | | | | | |

Please note that should you require a response then please provide your name and a full postal or email address. All responses will be summarised in the Consultation Report, which is a public document. Personal details will not be placed into the public record.

Anticipated Impacts of the Woodside Link Road

The anticipated transport and environmental impacts of the Woodside Link road are summarised below.

The new route will be to wide single carriageway standard, consisting of two 5.0m lanes, 1.0m hardstrips and a footway / cycleway. Verges would be 2.5m minimum width. The new road will connect into the Highways Agency's (HA's) proposed roundabout which forms part of the Junction 11A scheme. The links from the northern roundabout of the Woodside Link road to the M1 Junction 11A and to Sundon Road will be dual-carriageway.

At the south western end of the scheme the new route will connect into the existing road network at Poynters Road / Park Road North / Porz Avenue by means of a new improved four arm roundabout to replace the existing junction. As a result, direct access to Wheatfield Road will be removed from the roundabout and a new T-junction will be provided 250m to the north east linking Wheatfield Road to the Woodside Link road.

The total length of the route will be about 3.3km, which includes 0.5km for the link to Sundon Road.

The heights of embankment or depth of cuttings will be kept to a minimum, but as the area will probably be subject to development in the future the level of the road relative to final ground level may be different. The proposed speed limit of the Woodside link road will generally be 40mph, with the exception of the link to the M1 Junction 11A, which will be 70mph.

The link to Parkside Drive will start from the end of the existing cul-de-sac, where the footpath/cycle route to Pastures Way starts. This will link to the Woodside Link road at a T-junction. We are specifically requesting your views on whether this link should be included or not.

Much of the route will need to be lit due to the presence of junctions and pedestrian crossing facilities. The proposed lighting will be designed to minimise light overspill and environmental intrusion.

Where the route crosses existing public rights of way or other significant pedestrian/cycle routes, crossing points at road level will be provided. This will include signal controlled crossings where appropriate.

| Impact of Woodside Link road upon: | | |
|------------------------------------|---|---|
| Description | Possible Impact | Mitigation Measure |
| Noise | Significant noise increases are expected to many properties following completion of the scheme | Install noise barriers and a noise-reducing carriageway surface, as part of the design |
| Landscape | Adverse landscape effects to properties and public right of way users situated along the boundary of the new road | Planting along the line of the road to screen and integrate the new road corridor and its traffic |
| Air Quality | There is the potential for air quality to be adversely affected for properties adjacent to the proposed route | Reduce traffic congestion. Ensure heavy goods vehicles do not use local roads |
| Nature Conservation | Negative effects on grassland flora, scarce arable plants and fauna | Carry out scientifically rigorous and transparent Ecological Impact Assessment |
| Soils & Geology | Potential contamination to soils and watercourses, and damage to geological features | Ensure agricultural soils are carefully handled, managed and reused where possible. Carry out contaminated land assessment to monitor water quality |
| Community | Severance and disturbance to community facilities (e.g. schools, nursing homes, healthcare centres etc) | Ensure ease of access is maintained to all these facilities and not compromised |
| Non-motorised Users | Existing cycle paths, footpaths and public rights of way will be affected by construction of the new road | Where this is the case existing routes will need diverting as required. Provide controlled crossing points to ease passage |
| Travelling Public | Increased levels of congestion on certain roads following construction of the new road | Final road layout will reduce congestion and improve reliability of journey times |

Consultation on the proposals

The purpose of the consultation is to provide the opportunity for residents, business and other key stakeholders to express their view about the proposed development, and to influence the final project.

The local community was consulted in January & February 2009 on three possible corridors to connect Woodside Industrial Estate to the primary road network. The outcome of that consultation was a strong preference for the eastern corridor linking the industrial estate to a future M1 junction 11A. This route was adopted by the Central Bedfordshire Council as its preferred option. Please note that the original consultation was carried out by Bedfordshire County Council prior to the Council becoming Unitary.

The preferred corridor was included in the draft Local Transport Plan, and consulted on early in 2011, before being adopted in the Local Transport Plan (2011). Subsequent work on the project has resulted in a preferred route being proposed.

Central Bedfordshire Council will be seeking permission to construct the Woodside Link road during 2013. The new road may be considered a Nationally Significant Infrastructure Project, in which case the scheme will be subject to independent examination and the Secretary of State for Transport will make the final decision.

The proposed development to the north and east of Houghton Regis is the subject of a planning application, which is currently being considered by Central Bedfordshire Council.

The comments and representations arising from this consultation will be published in a Consultation Report. This will list the details of the comments, together with the response of the Central Bedfordshire Council, and information to demonstrate where the design has been amended as a result of the representation. Meetings with affected parties can be arranged during the consultation period. There will be a further opportunity to make an objection or support the final proposal early in 2013.

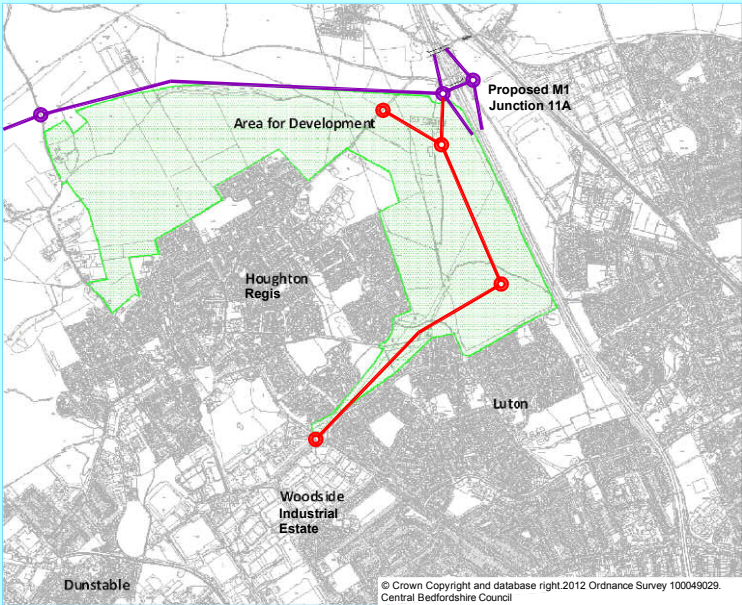
Future Development

The project will also help promote and support growth north and east of Houghton Regis (see below), and provide improved transport links to the commercial and industrial areas of Houghton Regis and Dunstable. This development will provide 5,600 new homes and 30 hectares of employment land up to 2031, but also has the capacity to supply more beyond this point.

This plan shows how the new Woodside Link road will form part of the infrastructure to support future growth.

Key:

- Proposed Woodside Link road
- A5 - M1 link road (Dunstable Northern Bypass) and M1 Junction 11A promoted by the Highways Agency (not part of this consultation process)



Project Proposals

Detailed Analysis

In 2009 Bedfordshire County Council consulted on three corridors to provide a better link from Woodside Industrial Estate to the primary road network. The result of that consultation was a strong preference for an eastern corridor, connecting into the M1.

The proposed road runs from the new junction 11A on the M1 motorway to the junction with Poynters Road, Park Road North and Porz Avenue.

The aim of the road is to reduce traffic, especially heavy goods vehicles accessing Woodside Industrial Estate, in Houghton Regis and Dunstable. The existing urban areas of Dunstable and Houghton Regis are already congested at peak times, with a high proportion of HGVs using the existing network to access the Woodside Industrial Area (to the south of the Poynters Road / Park Road North / Porz Avenue roundabout at the south end of the scheme). Existing levels of congestion are likely to increase with the planned growth to the north of Houghton Regis and also elsewhere around Dunstable and Luton. The objective of the scheme is to avoid or reduce such congestion as far as possible, and to provide an alternative route to reduce the number of HGV movements along the A5 and A505 through Dunstable town centre.

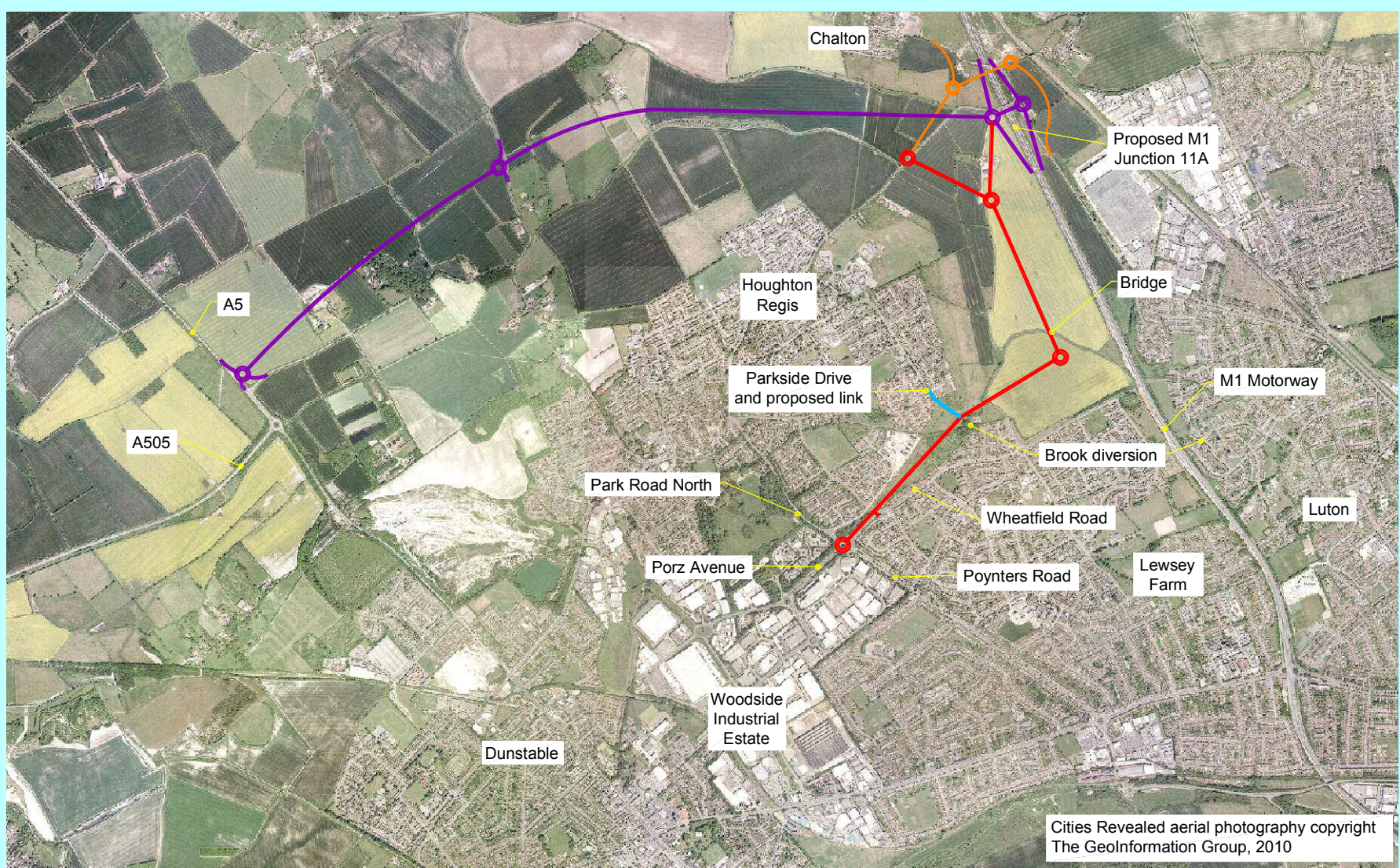
The proposal includes:

- 3.3km of new road, some single carriageway and some dual carriageway, linking Dunstable and Houghton Regis to the M1
- Signal controlled crossings to aid walking and cycling
- Improved junction at Poynters Road, Park Road North and Porz Avenue
- A short diversion of Houghton Brook, along with measures to make flooding in the area less likely in future
- Creation of more usable public open space

A link to Sundon Road provides a connection from local roads to the M1 motorway. When Woodside Link road is open, a weight limit is proposed through Toddington and Chalton. In addition, the road will form part of the spine road serving the new urban extension to the north of Houghton Regis.

The project may be considered a Nationally Significant Infrastructure Project, in which case it will be subject to the Planning Act 2008. It is a requirement that we carry out an effective pre-application consultation with the local community.

It is our duty to ensure that the local community, residents, special interest groups, businesses and other stakeholders have the information and opportunity to fully understand the scheme and its impact. We will take into account all comments before submitting our application.



The consultation is your opportunity to influence the final scheme before we submit our application. If permission is given by the Secretary of State we expect to start construction work in 2014 and to complete the project in 2017.

Public exhibitions will be held at several locations to provide the fullest opportunity for you to view the proposals and ask questions. Please refer to the front page of this leaflet for dates and locations. Meetings with affected parties can be arranged during the consultation period, please contact the Project Team.

All plans and documents, including Preliminary Environmental Information will be available for inspection at the exhibition, and can be viewed and downloaded online or purchased from Central Bedfordshire Council.

| | |
|---|-------------|
| Key: | |
| Proposed Woodside Link road | <div></div> |
| A5 - M1 link road (Dunstable Northern Bypass) and M1 Junction 11A (part of HA scheme) | <div></div> |
| Proposed link to Parkside Drive | <div></div> |
| Proposed localised road diversions (part of HA scheme) | <div></div> |