

Our ref:
Your ref:

Alan Kirkdale
Asset Development Team Leader -
Area 8

Central Bedfordshire Council
Priory House
Moks Way
Chicksands
Shefford
Bedfordshire
SG17 5TQ

Woodlands
Manton Lane
Bedford MK41 7LW

Direct Line: 01234 796095
Fax: 01234 796013

18 February 2013

Dear Sir

WOODSIDE CONNECTION

The Highways Agency has been working with Central Bedfordshire Council on the delivery of the Woodside Connection because of its links to the A5-M1 Link and the proposed new J11a on the M1 and I confirm that we will continue to participate in delivering the proposal.

Yours faithfully



Alan Kirkdale
Network Delivery & Development
Email: alan.kirkdale@highways.gsi.gov.uk



Lands Improvement Holdings Limited

18th February 2013

By Email & Post

FAO: John Brown
Central Bedfordshire Council
Priory House
Monks Walk
Chicksands,
Shefford
Bedfordshire SG17 5TQ

Dear Sir

PINCHPOINT FUNDING – WOODSIDE LINKE, CENTRAL BEDFORDSHIRE

I write in order to support Central Bedfordshire Council in their Pinchpoint funding bid for the Woodside Link.

The Houghton Regis Development Consortium (HRDC), a collaboration between Lands Improvement Holdings, and Friends Life Limited, have undertaken to make a contribution of £45 million towards the construction of the A5 M1 link which is a total of £150 million. This road scheme unlocks planned residential, and commercial development to the north of Houghton Regis.

A planning application for up to 5150 new houses and commercial development was submitted to Central Bedfordshire Council in December 2012. The financial contribution to the A5 M1 link is conditional upon the grant of planning permission for this scheme.

The delivery of the Woodside Link, the first segment of which enables over 1 million sqft of commercial development, is essential to the overall scheme. Without the Woodside Link there can be no local connection to the strategic road network at j11a and the whole development becomes undeliverable. The attached graphic provides an indication of the initial scheme benefits.

In addition to the significant pump priming contribution, in order to facilitate the delivery of the Woodside Link, HRDC will ensure that land required for construction and associated works is committed to the scheme subject to the terms of a normal s106 planning agreement. A separate land agreement between Central Bedfordshire and the developers is in preparation as part of the Woodside Link DCO application.

We would urge central government to look favourably upon the bid for this vital missing piece of growth generating infrastructure, housing and employment which is critical to local and national growth.

If you require any further information please do not hesitate to contact us.

Yours faithfully


KEVIN MORIARTY
Managing Director

Lands Improvement Holdings Limited

Registered office: 4th Floor, 10 Lower Grosvenor Place, London SW1W 0EN, United Kingdom

T 020 7233 6777 F 020 7821 6026 www.lih.co.uk

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Richard Carr,
Chief Executive,
Central Bedfordshire Council,
Priory House, Monks Walk,
Chicksands, Shefford SG17 5TQ

14th February 2013

Dear Richard,

Ref: Application for Pinchpoint Funds Woodside Link

I am writing on behalf of the Board of the South East Midlands Local Enterprise Partnership (SEMLEP) to support the bid for pinchpoint funds for £5m to contribute to the construction of the Woodside Link road.

This link from the new junction 11A on the M1 to the Woodside Industrial Estate in Houghton Regis will enable the development of land to the west of the M1. It will also provide access to the Industrial Estate without the need for HGVs to use the heavily congested Dunstable High Street.

The construction of this new road, which will provide enhanced infrastructure to deliver jobs, is therefore in line with SEMLEP's objectives, as set out in its Business Plan 'Getting down to business - Plan for growth April 2012-13.

I wish you success with this bid. Please keep me and the Board in touch with progress.

Kind regards

Dr Ann Limb OBE DL
Chair of SEMLEP