



Kensington

DEVELOPMENTS

Strictly Private and Confidential

FAO Department of Transport

27th June 2017

Dear Sir / Madam

National Productivity Investment Fund – M55 to St Annes Link Road

Kensington Developments would like to confirm support for Lancashire County Council's bid to the Department for Transport's National Productivity Investment Fund covering the financial years 2018/19 and 19/20 and agree that the proposal will promote the aims of the funding including;

- Ease local congestion and provide an upgrade on a strategically important local routes;
- Unlock economic and job creation opportunities; and
- Enable the delivery of new housing developments.

The Lancashire Enterprise Partnership's (LEP) Strategic Economic Plan describes the strategic importance of this scheme to ensure that the local road network can support growth; it is also important to Blackpool and the broader Fylde Coast economy. The Lytham and St Annes strategic location for development could have a profound effect on the housing market in this important area, to the north of Lytham St Annes and south of Blackpool, as well as being directly adjacent to the Blackpool Airport Enterprise Zone and the significant employment sites of Whitehills and Blackpool & Fylde Industrial Estate.

In excess of 1,600 homes are proposed in the strategic location and independent analysis of the employment sites forecasts a significant number of jobs (c2,000) being created across the two employment sites, the largest quantum of new jobs across the Fylde Coast. Currently Kensington Developments account for 1,150 approved dwellings at the Queensway site.

However the existing highway network is unable to accommodate the likely traffic that this scale of development would generate. To directly support this growth (and potentially to exceed it), as well as underpin access to the resort towns, the link road will improve access from the M55 at Peel Hill (Junction 4) and St Annes.

Kensington Developments have committed to make a contribution of up to £7 million to the project conditional upon contributions coming forward from other funding partners and the finalisation of terms and subsequent draw down of loan facilities from the HCA which would fund our contribution. The loan facilities offered by the HCA also include a further £3.5m towards the Queensway Roundabout and the first section of the Heyhouses Bypass which is the principal entrance to our development site. Kensington Developments can also confirm that arrangements are in place to secure the land to enable Lancashire County Council to meet its construction milestones.

Yours faithfully
For and on behalf of

KENSINGTON DEVELOPMENTS LTD

D Tingle
Managing Director