

The Planning Inspectorate
3/18 Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

21 May 2015

By Email and Post

Dear Sirs

APPLICATION BY HIGHWAYS ENGLAND FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR THE A14 CAMBRIDGE TO HUNTINGDON IMPROVEMENT SCHEME

We are writing to you on behalf of our clients, Legal & General Assurance (Pensions Management) Ltd (hereafter Legal & General), the long leasehold owners of Units 194, 196 and 198 Cambridge Science Park.

We are instructed by Legal & General to notify the Examining Authority that Legal & General wishes to be registered as an Interested and Affected Party. Our clients only became aware of the implications of this project on its property holdings at Cambridge Science Park very recently and have not been properly consulted about the Development Consent Proposals. Legal & General is very concerned about the implications for its tenants who occupy the units and how the effect on occupation has implications for its long term investment at this location.

We have read and support the Written Representation (No. 670), from Napp Pharmaceutical Holdings Ltd. Further, we have seen the letter dated 6 May 2015 to The Planning Inspectorate, written by CgMs on behalf of Napp Pharmaceutical Holdings Ltd.

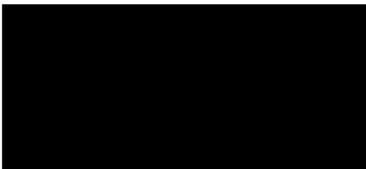
Highways England has not been clear about the extent of land required to be taken from the Science Park development and has not engaged fully with the interested parties in order to explain the proposals and seek agreement from the owners to facilitate its project. Its request for the inclusion of compulsory acquisition powers as part of the Development Consent Order is premature and Legal & General wish to inform the Examining Authority that in light of these circumstances it wishes to reserve its right to:

1. An 'Issue Specific Hearing' relating to the proposed widening of the A14 in the vicinity of Cambridge Science Park.
2. A Compulsory Acquisition Hearing to test and challenge the provisions of the Planning Act 2008 as set out in ss.122 and 123.

3. An accompanied site visit to Cambridge Science Park for the Examining Authority to see and understand the implications of the project on the continued occupation of units 194, 196 and 198.

It is noted in the Rule 6 Letter that on Deadline 1 with a due date of 1 June 2015, Highways England must report on the status of negotiations with affected persons in respect of compulsory acquisition for each plot. To date there have been no such negotiations with Legal and General, freehold owners in respect of Plot 29/7. We invite Highways England to open a dialogue and will write again to the Examining Authority immediately after publication of the 1 June Report to comment on its accuracy and update on any advancement by Highways England to open negotiations.

Yours sincerely



STEPHEN WALKER
SENIOR DIRECTOR