



Department for
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3/24 Great Minster House
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29 April 2014

Dear Sir or Madam

**HIGHWAYS ACT 1980
ACQUISITION OF LAND ACT 1981
A5-M1 LINK DUNSTABLE NORTHERN BYPASS**

1. We are directed by the Secretary of State for Transport and the Secretary of State for Communities and Local Government (“the Secretaries of State”) to refer to the letter of 18 October 2012 (“the October letter”) that set out their interim “minded-to” decision on the published draft Orders, made Orders and Exchange Land Certificate relating to the proposed improvement of the A5-M1 Link Dunstable Northern Bypass (“the published scheme”). This Scheme was the subject of a public local Inquiry held between 7 February 2012 to 2 March 2012 (“the 2012 Inquiry”) and the “minded-to” decision followed consideration of the Inspector’s report.

2. The October letter stated that the Secretaries of State concurred with the Inspector’s conclusions on the published draft Orders, made Orders and Certificate and were therefore minded to accept in principle the Inspector’s recommendation to make the draft Orders, confirm the made Orders and to publish the Certificate as drafted. However, they proposed for the time being to defer taking a final decision on the draft Orders, made Orders and on publishing the Certificate, to allow a reasonable period of time to enable the developers of the Houghton Regis site to make their funding contribution.

3. On 7th April 2014 the developers entered into an agreement with the Secretary of State for Transport that secures to the Secretary of State’s satisfaction the developers’ funding contribution.

THE DECISION OF THE SECRETARIES OF STATE

4. In view of this action by the developers in respect of their funding contribution and all parties consenting to the modifications recommended by the Inspector, the

Secretaries of State have decided that there is no impediment to them making the published draft Orders, made Orders and issuing the Certificate.

ORDERS TO BE MADE

5. In the light of the decision taken above, the Secretary of State for Transport will make and confirm shortly the following Orders, accepting the Inspector's recommendations in his report of the 2012 Inquiry:

THE M1 MOTORWAY (A5-M1 LINK DUNSTABLE NORTHERN BYPASS CONNECTING ROADS) SCHEME 20.. ("CRS");

THE A5 TRUNK ROAD (A5-M1 LINK DUNSTABLE NORTHERN BYPASS) SIDE ROADS ORDER No. 1. 20.. ("SRO1");

THE A5 TRUNK ROAD (A5-M1 LINK DUNSTABLE NORTHERN BYPASS) SIDE ROADS ORDER No. 2. 20.. ("SRO2")

THE A5 TRUNK ROAD (A5-M1 LINK DUNSTABLE NORTHERN BYPASS) ORDER 20 ("LO");

THE A5 TRUNK ROAD (A5-M1 LINK DUNSTABLE NORTHERN BYPASS) (DETRUNKING) ORDER 20.. ("DO");

THE A5 TRUNK ROAD (A5-M1 LINK DUNSTABLE NORTHERN BYPASS) COMPULSORY PURCHASE ORDER No 1 (HA No.) 20.. ("CPO1"); and

THE A5 TRUNK ROAD (A5-M1 LINK DUNSTABLE NORTHERN BYPASS) COMPULSORY PURCHASE ORDER No 2 (HA No) 20.. ("CPO2").

6. The Secretary of State for Communities and Local Government, who is responsible for the Public Notice to the matter shown below, will in due course issue the required certificate under Section 19(1)(b) of the Acquisition of Land Act 1981.

A CERTIFICATE UNDER SECTION 19(1)(B) OF THE ACQUISITION OF LAND ACT 1981

7. Public notice will be given when the Orders referred to in this letter are made. Any person who wishes to question their validity, or any particular provision contained in them, on the grounds that the Secretary of State for Transport has exceeded his powers, or has not complied with the relevant statutory requirements may, under the provisions of schedule 2 of the Highways Act 1980 and section 23 of the Acquisition of Land Act 1981, do so by application to the High Court. Such application must be made within six weeks of publication of notice that the Orders have been made.

Decision on Environmental Statement

8. When the public notice referred to in paragraph 8 of the October letter is given, any person who is aggrieved by the Secretary of State for Transport's decision to proceed with the scheme and wishes to question its validity, or of any

particular provision contained in it, on the grounds that the Secretary of State has exceeded his powers or has not complied with the relevant statutory requirements may, under the provisions in section 105D of the Highways Act 1980, do so by application to the High Court. Such application must be made within six weeks of publication of the notice. The decision to which the notice applies shall not be questioned in any other legal proceedings whatsoever.

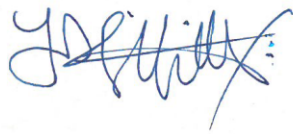
COMPENSATION

9. After the CPO has been made, the qualifying persons, in relation to the land included in the made Order, will be approached about the amount of compensation payable to them in respect of their interest in the land. If the amount cannot be agreed with the valuer instructed by the Highways Agency on behalf of the Secretary of State for Transport, the matter may be referred for determination to the Lands Tribunal under the Lands Tribunals Act 1949 and the Land Compensation Acts 1961 and 1973, as amended by the Planning and Compulsory Purchase Act 2004.

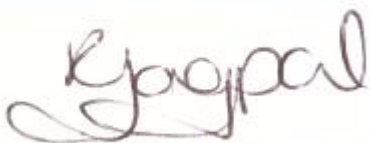
AVAILABILITY REPORT

10. A copy of this letter has been sent to statutory objectors and to any other person who made representations. Any person who is entitled to be supplied with a copy of this letter may apply to the Secretary of State for Transport within six weeks of receipt of this letter, to inspect any document referred to in this letter. Any such application should be made to David Tate, telephone number 020 7944 2797 at the Department for Transport. Applicants should indicate the date and time (within normal office hours) when they propose to make the inspection. At least three days' notice should be given, if possible.

Yours faithfully



Jon Griffiths
On behalf of the Secretary of State for Transport



Ranuka Jagpal

On behalf of the Secretary of State for Communities
and Local Government