From:	John Wootton
To:	TRANSPORTINFRASTRUCTURE
Cc:	Isabella Boyden
Subject:	RE: Cambridge South East Transport - TWAO Application
Date:	18 March 2025 12:50:04
Attachments:	image001.png image002.png image003.png image004.png image005.png image006.png image007.png image008.png image009.png image010.png

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The Secretary of State for Transport
c/o Transport Infrastructure Planning Unit
Department for Transport
Great Minster House
33 Horseferry Road
London
SW1P 4DR

Dear Sirs

Cambridge South East Transport TWAO - OBJECTION

I am instructed by St John's College, Cambridge to supplement their earlier objection in relation to the above scheme for which a TWAO has been applied for, in light of recent events. I am submitting this objection as the retained land agent acting on behalf of the College. Please address any future correspondence to John Wootton, Savills, Unex House, 132-134 Hills Road, Cambridge CB2 8PA

It is our understanding that for powers of compulsory land acquisition to be granted under a TWAO the Secretary of State must be satisfied that there is a compelling case, in the public interest for taking away a person's land. In other words, compulsory powers should only be used as a last resort where it is not possible for the parties to negotiate the acquisition of the land voluntarily.

The College believe that there has been no meaningful attempt by the applicant to acquire the land by agreement, rather than relying on compulsory powers. The TWAO applicant put forward a proposal for an option to acquire land from the College, with the trigger for acquisition being the grant of the TWAO. The terms of this option were broadly acceptable to the College, except for the proposed land value payable under such an option. As such we have been unable to make any progress with such an option agreement. Comparable evidence was provided by the College of a land transaction in very close proximity to the subject land which justified a land value considerably higher than that proposed by the applicant's agent, who was unable to provide any local comparable evidence in support of their proposed value. The College remain very willing to enter into such an option, allowing the land to be acquired voluntarily, but the land value must be at a level which is fair and reasonable as supported by evidence of comparable land sales in the local area.

Consequently, St John's College believe that compulsory purchase powers should not be granted under a TWAO as the applicant has made insufficient efforts to acquire land by voluntary agreement.

Yours faithfully

John Wootton FRICS FAAV
Rural Surveyor
Director

savills

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