



Registered Charity Number 204644

Hobson's Conduit Trust

The Guildhall

Cambridge

Please reply to

[REDACTED]

[REDACTED]

23rd October 2026

Mrs N Thomas and Mr L Regan

Inspectors

CSET Public Inquiry

c/o Ms Joanna Vincent, Programme Officer

By email

Dear Mrs Thomas and Mr Regan,

Further to the Pre-inquiry Meeting on 20th October I write to confirm that Hobson's Conduit Trust will not be calling any witnesses, nor do we intend to present any further evidence.

We will of course be available to respond to questions that relate to the impacts of the proposed scheme on Nine Wells and Hobson's Brook, and the South Ditch, and our Statement of Case as set out in our letters of 7th March 2025 and 19th September 2025.

We are very supportive of Part 2 of the Change Request, which we believe would bring about major and vital reductions in the scheme's most damaging potential impacts on Nine Wells and Hobson's Brook flows and resolve our principal long-standing concerns there with Ecology Pond 3 and the Construction Compound.

We confirm that we are discussing a Statement of Common Ground with the Applicants.

At this juncture, however, we wish, please, respectfully to draw your attention to Objection 7(iii) set out in paragraphs 121 to 123 pp 36 and 37 of our letter dated 7th March 2025.

Having now reviewed the Statements of Case, we note that similar concerns are expressed in relation to the South Ditch in the Statements of Case from the Pembertons (OBJ-444 SoC) and Prologis (CD3-17 OBJ 430 to OBJ-433 SoC), and we concur with and support their objections. Surface water easement Deeds of Grant already, and to be, entered into by us cover inputs to the South Ditch from all of the buildings on Discovery Drive. As we indicate in our Objection, the South Ditch is an increasingly important element in the drainage system for the Cambridge Biomedical Campus and it is highly likely to be the main recipient of surface water drainage from Phases 3 and 4 of the Biomedical Campus, forming an extension of some 67 acres which will soon be developed with sustainable drainage.

It is therefore highly important that the proposed culvert of the South Ditch can be demonstrated to be adequately proportioned to carry these increased flows without backing up the South Ditch and causing flooding e.g. of Discovery Drive. The Applicants have yet to demonstrate that this aspect has been given proper consideration and analysis.

We also wish to emphasise that we agree with the objection from AstraZeneca and Medimmune (CD3-09 OBJ-365 SoC), particularly in relation to drainage into the swales along Francis Crick Avenue where the Applicants propose to undertake modifications, and notably in relation to the west side swale which receives a groundwater outflow from AstraZeneca, covered by a Deed with ourselves. Insufficient detail has been provided about these plans.

Thank you.

Yours sincerely

J. A. Latham.

John A Latham

Chairman