

CSET

Applicant's Note on Accompanied Site Visit (23 October 2026)

Introduction

The majority of the salient features of the site can be observed relatively easily with limited need to access private property. We would recommend the route is navigated by car as much of the route crosses active agricultural fields which, whilst access can be agreed, cannot be easily walked end to end, particularly at the westerly crossing of the Granta.

The attached maps indicate a series of stopping points which the Applicant suggests would provide helpful coverage of the salient points. NB the maps are prepared on the basis of the submitted Red Line Boundary and at this stage remain indicative. A full set of plans can be generated if required once an agreed itinerary is in place.

The majority of the visit can be made unaccompanied. The exception would be the property of Mr Partridge-Hicks and Ms Hathway where we anticipate that a visit to the house would be requested by the landowner. If it is of assistance to the Inspectors to have representation from the project team available for other parts of the visit this can be arranged: for the recent CtoC Public Inquiry a counterpart from Cambridge Past, Present and Future kindly attended accompanied visits on behalf of the Objectors.

Stop 1: Cambridge Biomedical Campus

Public transport access via Cambridge South Station and also using the Cambridgeshire Guided Busway.

Parking can be pre-arranged with Medipark at their visitor centre. The visitor centre building itself may not be open so toilet facilities cannot be relied upon.

Purpose

To view Francis Crick Avenue which, whilst intended to be delivered under Permitted Development Powers, is within the Order limits and, as such, has been integral to discussions with objectors.

To visit Nine Wells Nature Reserve and Hobsons Brook and Conduit including the location of the bridge over the Brook and various public rights of way and other paths.

Access is via PRow or permissive paths.

Stop 1a: Granhams Road

An optional stop or drive past of Granhams Road can be undertaken for completeness but no particularly contentious issues have been identified so far.

Stop 2: Rangeford/Deal/Granta

Parking is available at Jubilee Pavilion.

From here it is a short walk to the crossing of Haverhill Road and the access to Deal Land.

Then to continue down Haverhill Road to the Granary Arts Centre. Alternatively further parking is available here for patrons. (This is the most convenient location on the site visit for a stop with public toilets and refreshments).

From here it is possible to walk east on BR212/2 and then south across Corpus Christi land to the crossing of the River Granta. The banks of the Granta are raised and are sometimes overgrown so appropriate footwear and a degree of care is recommended. Access across Corpus Christi land needs to be pre-arranged but should be possible on an unaccompanied basis.

Stop 3: Gog Magog Hills

Paid parking is available at the car park off Haverhill Road. From there a number of paths lead to the view point identified at the south end of the Gog Magog Hills. Whilst this is not on the route it provides a vantage point from which the landscape can be viewed as the route passes Stapleford.

Stop 4: Sawston

On-street parking is available at a number of locations such as Lynton Way.

From here it would be helpful to walk up West Way through the business park to the entrance to the property of Mr Partridge-Hicks and Ms Hathway. This is the one property where residential land is subject to compulsory powers of acquisition and an accompanied visit to the property would be likely to be required as the landowner has objected to the scheme.

At this point and others, the disused railway alignment can be viewed and considered in the context of the interaction of new development and crossing points with opportunities for reopening.

Similarly the railway can be viewed at the location that the scheme crosses Sawston Road, and an optional visit to the crossing of the Sawston footpath can be accessed via FP179/1.

Stop 5: Chieveley Park Farm

By prior agreement it is possible to drive through the farm along FP 12/4 (which is a farm road) and along a private farm access to the location of the Granta crossing. An adjacent pump house can also be viewed at this location: access to this is a key concern of the landowner.

It is also possible to proceed along FP 12/4 to the proposed Travel Hub but recommended this is accessed from Stop 6.

Stop 6: Travel Hub

There is free parking by the Travelodge at Fourwentways. There is also a Shell garage which offers refreshments and limited toilet facilities may be available.

From here FP 4/3 can be accessed leading to a footbridge with a good view of the Travel Hub and its environs. Crossing the bridge, FP 12/4 leads through the Travel Hub. Pipeline Markers at field edges provide an indication of the alignment of the NGT installation.

If it is of interest, it is possible to cross Newmarket Road to the east of Fourwentways to the area designated in the draft Local Plan for the Grange Farm development albeit that there is little to observe.

Better Ways for Busways (BW4B) Alternative Route

On the basis of material provided to date by BW4B we would suggest a series of additional stops along the A1307. As a minimum these should include the following:

- Babraham Research Council Roundabout
- Haverhill Road Junction
- Hinton Way Roundabout

As the BW4B Statement of Case suggests that further detail of the proposals will only be provided with Proofs of Evidence, we suggest the details of any visit are confirmed thereafter.

Other Sites

Similarly the nearby destinations of Granta Park, Babraham Research Campus and Wellcome Genome Foundation are all relevant to the case for the scheme, but cannot be easily accessed without prior agreement. This can be arranged upon request but of these the location of access points rather than internal layout is probably most pertinent.

Some objectors have raised the issue of reopening the railway line to Haverhill. As such the Inspectors may be asked to visit locations along the route. If the Inspectors are minded to do so, the Applicant will provide further recommendations.