

Date: 4th March 2025  
Our ref: MJT/tjc/032211

The Secretary of State for Transport  
c/o Transport Infrastructure Plan Unit  
Department for Transport  
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Dear Sir/Madam

**Re: Representation in respect of the Cambridge South East Transport Order**

We are instructed by Dr Philip Radcliffe Sills of Burtonwood Farm, Cow Lane, Great Chesterford, Saffron Walden, Essex, CB10 1RJ concerning The Cambridge South East Transport Scheme regarding the Cambridge South East Transport Order Application under the Transport and Works Act 1992. We are appointed Agents on behalf of Dr Sills concerning the above scheme.

Dr Sills is the freehold owner of Title Number CB355304 and is referred to in the Book of Reference as follows:

- Plot number 101 concerning the unrestricted power to acquire 10,228.81 square metres of agricultural land.
- Plot number 102 powers limited to temporary use of land included in 74,294.14 square metres of agricultural land lying to the north of Dales Manor Business Park, Grove Road, Sawston.

Cambridgeshire County Council has applied to the Secretary of State for Transport for an Order under Section 6 of the Transport and Works Act to acquire the powers to permanently acquire land and temporarily occupy land in connection with the proposed Cambridge South East Transport Scheme.

The current proposed route for the guided busway will result in our Client's current existing access into the field (Title Number CB355304) becoming unusable. The guided busway will effectively cut off the access into the field. Therefore, as part of the scheme our Client will require an alternative access route to be provided in order to make sure our Client has unrestricted access to the land during the construction of the scheme and once the scheme has been completed and implemented.

From discussions with representatives from the Cambridge South East Transport Scheme, and their Agents Messrs Bruton Knowles, it is understood that the current plans submitted within the Transport and Works Act Order include an alternative access route via a neighbouring land parcel which would provide access via Sawston Road. The alternative access route is currently shown within the Cambridge South East Transport phase 2 deemed planning drawings, proposed plans (sheet 11 of 16).

It is essential that this access road is provided as per the plans submitted with the Transport and Works Act Order Scheme, in order to provide our Client with a permanent alternative access for his retained land. The permanent access route needs to be constructed of a design and specification which is suitable for agricultural traffic including the provision for agricultural equipment to increase in size in the future. In particular the access point off Sawston Road needs to provide a suitable turning span and area to pull off the highway to allow a combine harvester and trailer to safely navigate the access point and gain access to our Client's land.

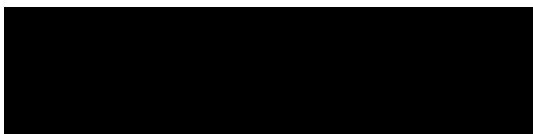
Through correspondence with the appointed Agents for the scheme and on review of the supplied plans (sheet 10 of 16) contained within the Cambridge South East Transport phase 2 deemed planning drawings, proposed plans, shows that a significant area of our Client's land will be used as a material storage area. We understand that this area equates to 74,294.14 square metres (18.35 acres) of agricultural land contained within the Freehold Title CB355304 and plot number 102 within the Book of Reference. So far, we have not been furnished with further information relating to the use of the area. We would be grateful when considering the order if the Planning Inspector could press upon the importance of keeping the area required for a material stockpile to the minimum required.

The use of this area for the proposed purpose will also cut off and sever the main access currently used into the field, therefore a temporary right of access or access route across this area will be required during the construction phase or the permanent alternative access route needs to be implemented prior in order for our Client and his Agricultural Contractor to access the remainder of the field which is not affected by the scheme.

The treatment and reinstatement of soil affected within the field subject to the temporary material storage is one issue of concern. As I am sure you can appreciate soil health and maintaining its productivity is crucial for our Client and the long term productivity of the land. Therefore, an appropriate soil management plan needs to be put in place which will include measures to ensure that topsoil and subsoils are handled and stored correctly, and the overall ground conditions of the field are not long term negatively impacted following the completion of the scheme. Measures to prevent any contamination and mixing of the materials stored on the area with our Client's soils also need to be implemented.

I hope the above is helpful and I would ask that the Planning Inspector takes into consideration the points and issues raised in the above, when considering the Transport of Works Act 1992 Application for The Cambridge South East Transport Order.

Yours faithfully



**Matthew Thompson MRICS FAAV**

**Land Agent**

For and on behalf of Brown & Co – Property and Business Consultants LLP

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