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Date: 2nd January 2025

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

By Email: transportinfrastructure@dft.gov.uk

Dear Sirs

ISSUED ON BEHALF OF:

Martin Jenkins
Jocelyn Poulton
Penny Heath
Carolyn Cumming

OBJECTION TO APPLICATION FOR TRANSPORT AND WORKS ORDER FOR THE CAMBOURNE TO CAMBRIDGE BUSWAY BY CAMBRIDGESHIRE COUNTY COUNCIL IN RESPECT OF THE ACQUISITION OF LAND ON A PERMANENT AND TEMPORARY BASIS AND THE ACQUISITION OF RIGHTS OVER LAND IN RESPECT OF LAND AT CHILDERLEY GATE

Reference: Rule15-2981868-20241112

The four landowners, listed above, are members of the Jenkins family, and the joint owners of residential property at Childerley Gate.

An initial negotiation on an agreement to acquire or utilise land on both permanent and temporary bases or for the acquisition of rights has commenced but has not been concluded. It is the claimants' preference to reach a mutual agreement but this will not be concluded by the closing date for representations.

The landowners do not object in principle to the proposed scheme but do object to the particular detail of the proposal as currently laid out in the TWAO application in respect of the properties referred to above.

The plots identified by the TWAO application as being within the control of the landowners are listed below:

PLOT	DESCRIPTION	PROPOSED USE
4-041a	199sqm grassland and drain CB386105	Temporary acquisition
4-041b	1479sqm public road footway verges and copses CB386105	Permanent acquisition and rights
4-043	484sqm grassland and copse CB379877	Permanent acquisition and rights
4-047	15sqm hardstanding and verge CB379877	Permanent acquisition and rights
4-048	600sqm grassland CB216498	Permanent acquisition and rights
4-049	330sqm grassland CB216498	Temporary acquisition

The principal grounds for objection are as follows:

1. The Extent of Land Taken

Land is being taken very close to Childerley Lodge and from its grounds, and land to the rear of Chapelgate. Insufficient explanation and justification for the extent of acquisition has been provided and the owners consider that the elements of the scheme at this location could be undertaken with reduced permanent loss of land.

2. The Scheme Design

There is a limited amount of information provided to the landowners concerning the detailed design of the scheme, its impact and the mitigation features proposed. The properties at Childerley Gate are let to third parties and the long-term impact of the scheme, the construction works, and implementation on the residential property is significant. For example, the busway and accompanying cycle and pedestrian route and service road will be circa 10m from the end of Childerley Lodge. It appears to be on an elevated section at this point with implications for visual and light intrusion, access for construction, noise during construction and subsequently during operation.

3. Infrastructure

Limited detail has been provided of the impact on the existing and proposed infrastructure in the form of roads, drains, services and future transport routes. The busway will run very close to the A428, which already has extensive drainage systems to ensure excess water is moved away promptly. The busway will significantly impact these systems, which may cause an issue of flood water on the properties at Childerley Gate.

Although when construction is completed, access to these properties will be restored to the existing basis, the properties will be close to the busway / St Neots Road intersection which may impact on traffic flows and accessibility.

4. Referencing

Plots 4-041a and 4-041b have not formed any part of previous maps or discussions with GCP. They appear to actually be part of the St Neots Road, which is not owned by the landowners.

5. East West Rail

The TWAO application for Cambourne to Cambridge is occurring at the same time as consultations and drafting of an application for a Development Consent Order for the East West Rail project. The implementation of the latter, if approved as designed, will impact on the Busway and the A428. It significantly impacts the Childerley estate.

From this site and others there appear to be areas of potential conflict over land acquisition, access rights and temporary acquisition of land for works and little practical evidence of collaboration and alignment of interests in that separate consultations and schemes are taking place. There may be opportunity for collusion that would create a more beneficial and less damaging transport arrangement, which could provide better value-for-money for the public purse.

The individuals referenced reserve the right to alter, enhance, amend, or provide further detail or amend objections or comments as the consultation process progresses and further details of the scheme emerge.

Yours faithfully



Bidwells

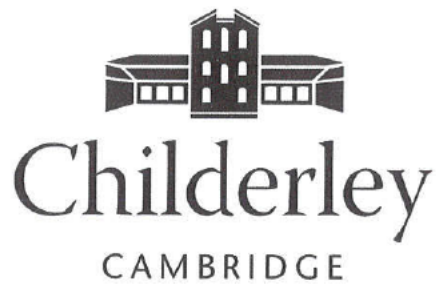
on behalf of Martin Jenkins, Jocelyn Poulton, Penny Heath and Carolyn Cumming

Address for correspondence regarding representations

S H Nobbs MRICS FAAV

Bidwells, Trumpington Road, Cambridge, CB2 9LD

samuel.nobbs@bidwells.co.uk cc to jeremy.procter@bidwells.co.uk



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

21 December 2024

Dear Sirs

**LETTER OF AUTHORITY – ISSUED ON BEHALF OF MARTIN JENKINS, JOCELYN POULTON,
PENELOPE HEATH AND CAROLYN CUMMING**

We confirm that we have appointed Bidwells LLP to act as our agents in respect of the application for a TWAO for the Cambourne to Cambridge scheme, its construction and in respect of compensation, access licences, accommodation works, and property, rights or interest acquisition and in connection with any legal proceedings.

We request that copies of all correspondence, notices, agreements licences and other papers or directions relating to any of those matters for the interests of **Martin Jenkins, Jocelyn Poulton, Penelope Heath and Carolyn Cumming** is sent to Bidwells LLP for the attention of **Samuel Nobbs**, Bidwells House, Trumpington Road, Cambridge CB2 9LD, Samuel.nobbs@bidwells.co.uk, DD 07386 968 970.

Yours

Martin Jenkins

Jocelyn Poulton

Penelope Heath

Carolyn Cumming