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The Cambourne to Cambridge Order

Cambridgeshire County Council

Transport and Works Act 1992

Transport And Works (Inquiries Procedure) Rules 2004

Inquiry into:

THE CAMBOURNE TO CAMBRIDGE ORDER

APPENDICES

Of

James Franklin MRICS

of CBRE

On behalf of Cambridgeshire County Council

15 August 2025

CBRE Ltd

Planning Inspector Reference: DPI/E0535/25

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A Engagement & Powers Sought Summary

Landowner / Objector	Plot Numbers Affected	Nature of Powers Sought	Key Engagement Milestones	Negotiation Status
Anna Gazeley / Houston Crest Properties Limited	13-142, 14-147	Permanent acquisition; temporary use; permanent rights	Oct 2022 – Initial introduction Mar 2023 – Follow-up letter Apr 2024 – Further follow-up 19 Sep 2024 – Offer issued with habitat proposals	Offer Made – No Material Engagement
Mr & Mrs Sadler	12-122 to 12-135	Permanent acquisition; temporary use	Dec 2022 – Access license negotiated & granted March 2024 – Initial scheme introduction April 2024 – Site meeting July 2024 – Second Site meeting October 2024 – Revised HoTs issued	Offer Made – Engaged and Negotiating
Cambridge Past Present & Future (CPPF)	13-140	Permanent acquisition	Oct 2022 – Initial contact 13 Nov 2023 – Draft HoTs issued 4 Dec 2023 – Formal offer and valuation 5 Apr 2024 – Response confirming no authority to negotiate	Offer Made – No Material Engagement
Spearing Family	9-086 to 9-094, 11-120	Permanent acquisition; temporary use; permanent rights	Oct 2022 – Initial contact 18 Nov 2022 – Response from Ms Spearing 24 Feb 2023 – Scheme update, & proposal to appoint agent 5 Nov 2024 – Offer issued	Offer Made – No Material Engagement
Martin Jenkins & Co-owners	4-043, 4-047, 4-048, 4-049	Permanent acquisition; temporary use	Early 2023 – Initial contact June 2023 – Teams meeting 10 Dec 2024 – In-person meeting 12 Feb 2025 – Revised HoTs issued	Offer Made – Engaged and Negotiating
PX Farms Limited	6-073, 7-075, 7-076, 7-078, 7-081	Permanent and temporary acquisition	Late 2023 – Draft HoTs issued by Ceres Rural Early 2024 – Revised HoTs exchanged Ongoing agent dialogue (CBRE & Ceres)	Offer Made – Engaged and Negotiating
CURUAFT	17-181, 17-182, 17-184	Permanent acquisition; temporary use	2022 – Initial engagement 25 Nov 2024 – Finalised HoTs issued Solicitors instructed	Terms Agreed – In Legal Hands

Landowner / Objector	Plot Numbers Affected	Nature of Powers Sought	Key Engagement Milestones	Negotiation Status
FW Deptford Ltd	14-153	Unrestricted Powers to Acquire Land	March 2023 – Engagement letter to landowner May 2023 – Further letter to landowner September 2024 – Call with landowner	Agreement Completed
Jesus College	16-178, 16-179 17-180, 17-181	Unrestricted Powers to Acquire Land Powers of Temporary Use of Land	April 2023 – Meeting with Agent November 2023 – Heads of Terms Issued June 2024 – Meeting with Agent August 2024 – Revised Heads of Terms issued November 2024 – Meeting with Agent February 2025 – Revised Heads of Terms issued	Offer Made – Engaged and Negotiating
St John’s College	10-110, 10-118, 11-122, 16-164a, 16-164b, 16-165, 16-170, 16-172, 16-173a, 16-173b, 16-175, 16-176 10-111, 10-116, 12-123, 16-162, 16-168, 16-174 10-119, 16-177	Unrestricted Powers to Acquire Land Powers of Temporary Use of Land Powers of Temporary Use of Land and Acquisition of Permanent Rights	February 2023 – Meeting with Agent December 2023 – Heads of Terms issued February 2024 – Heads of Terms issued May 2024 – Meeting with Agent May 2024 – Heads of Terms issued July 2024 – Heads of Terms issued August 2024 – Heads of Terms issued September 2024 – Meeting with Agent	Terms Agreed – In Legal Hands
King’s College	Part of 16-164	Unrestricted Powers to Acquire Land	December 2024 – Emails with Bursar December 2024 – Meeting with Bursar December 2024 – meeting follow up information May 2025 – Information provided re design elements May 2025 – Engagement with Kings College Agent. July 2025 – Emails with agent.	Engaged and Negotiating

Landowner / Objector	Plot Numbers Affected	Nature of Powers Sought	Key Engagement Milestones	Negotiation Status
Bourn Airfield (Taylor Family / Juniper Propco)	3-032b, 1-015, 3-036, 1-021 1-004, 1-022, 3-033, 1-019, 1-024, 3-034, 4-039, 3-032a 1-020	Unrestricted Powers to Acquire Land Powers of Temporary Use of Land Powers of Temporary Use of Land and Acquisition of Permanent Rights	April 2024 – Meeting with agent, Heads of Terms issued August 2024 – Meeting with agent & owners February 2025 – Emails re Option agreement February 2025 – Agreement completed April 2025 – Emails re letter of support	Agreement Completed
Taylor Wimpey	1-002, 1-003	Land Subject to All Order Powers Except for Compulsory Acquisition	September 2022 – CBRE introduction October 2022 – Meeting November 2022 – HoT's issue & meeting April 2023 – Design engagement May 2023 – Updated HoT's issued February 2025 – Revised HoT's issued June 2025 -HoT's negotiations	Offer Made – Engaged and Negotiating
University of Cambridge	10-117, 14-155a, 14-155b, 15-161b, 15-163, 16-169b 14-156a, 14-156b, 14-158a, 14-158b, 15-161a, 16-166, 16-169a, 16-171 14-159a, 14-159b, 14-160, 15-167	Unrestricted Powers to Acquire Land Powers of Temporary Use of Land Powers of Temporary Use of Land and Acquisition of Permanent Rights	April 2023 – HoT's issued July 2023 – Offer made December 2023 – HoT's issued. February 2024 – Revised HoT's issued October 2024 – Completion Statement	Agreement Completed

Landowner / Objector	Plot Numbers Affected	Nature of Powers Sought	Key Engagement Milestones	Negotiation Status
Chivers Farms (Hardington) LLP	8-084	Powers of Temporary Use of Land	February 2023 – CBRE Introduction April 2024 – Agent Meeting October 2024 – Site Meeting with agent and owners November 2024 – Heads of Terms Issue January 2025 – Agent Meeting April 2025 – Agent Meeting	Offer Made – Engaged and Negotiating
Bedlam Farming	9-093a, 9-093b, 9-097 10-101, 10-102, 10-103, 9-098 10-100, 9-088	Unrestricted Powers to Acquire Land Powers of Temporary Use of Land Powers of Temporary Use of Land and Acquisition of Permanent Rights	February 2023 – CBRE Introduction April 2024 – Agent Meeting October 2024 – Site Meeting with agent and owners November 2024 – Heads of Terms Issue January 2025 – Agent Meeting April 2025 – Agent Meeting & Revised Heads of Terms Issued	Terms Agreed – Subject to Contract
Nigel John Wallis / Richelle Wynona Wallis	12-124	Unrestricted Powers to Acquire Land	September 2024 - Site meeting July 2024 – Heads of Terms Issue December 2024 – Revised Heads of terms issued	Offer Made – Engaged and Negotiating
P. X. Land Limited (Company No. 15003871)	6-073 7-075 7-076, 7-078, 7-081	Unrestricted Powers to Acquire Land	June 2022 – Leasehold HoT's exchanged February 2023 – Revised HoTs exchanged July 2023 – Revised Hots exchanged May 2025- Email exchanges	Offer Made – Engaged and Negotiating
Paragon Land	4-051, 5-062a, 5-062b 4-050, 5-057 5-061	Unrestricted Powers to Acquire Land Powers of Temporary Use of Land Powers of Temporary Use of Land and Acquisition of Permanent Rights	June 2022 – Meeting with landowner March 2023 – Agent appointed October 2023 – Fee undertaking agreed May 2024 – Meeting with agent May 2024 – HoT's & offer made October 2024 – Proposal received March 2025 – Meeting with agent & compensation discussions	Offer Made – Engaged and Negotiating

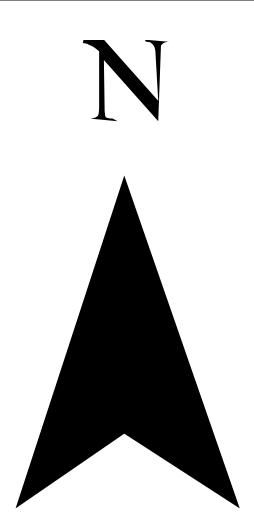
Landowner / Objector	Plot Numbers Affected	Nature of Powers Sought	Key Engagement Milestones	Negotiation Status
The Fosters / Rectory Farm	14-144a, 14-144c, 14-146, 14-144b, 14-145 14-148	Unrestricted Powers to Acquire Land Powers of Temporary Use of Land Powers of Temporary Use of Land and Acquisition of Permanent Rights	January 2023 -Meeting with agent November 2023 – Meeting with agent, Heads of Terms issued May 2024 Revised Heads of Terms issued. March 2025 – Revised HoT’s issued. April 2025 – Meeting with agent May 2025 – Meeting with agent	Offer Made – Engaged and Negotiating

B Table of Agreement Progress

Negotiation Status	Sum of Total Acres	Plots
Controlled by Promoter	16.28	
CCC	16.28	
Unrestricted Powers to Acquire Land	4.07	17-185, 13-141, 10-109, 1-011, 17-184, 10-106, 9-085a, 4-044, 5-063, 9-085b, 9-085c
Powers of Temporary Use of Land	12.20	10-104, 10-107, 10-108, 13-131, 13-140, 13-143, 17-183, 8-083, 4-042, 4-045, 5-058
Powers of Temporary Use of Land and Acquisition of Permanent Rights	0.003	10-105
Agreement Completed	45.09	
Taylors / Cambourne Airfield	30.69	
Unrestricted Powers to Acquire Land	21.48	3-032b, 1-015, 3-036, 1-021
Powers of Temporary Use of Land	8.92	1-004, 1-022, 3-033, 1-019, 1-024, 3-034,
Powers of Temporary Use of Land and Acquisition of Permanent Rights	0.29	1-020
UoC (University of Cambridge)	12.34	
Unrestricted Powers to Acquire Land	3.18	10-117, 14-155a, 14-155b, 15-161b, 15-163, 16-169b
Powers of Temporary Use of Land	3.34	14-156a, 14-156b, 14-158a, 14-158b, 15-161a, 16-166, 16-169a, 16-171
Powers of Temporary Use of Land and Acquisition of Permanent Rights	5.82	14-159a, 14-159b, 14-160, 15-167
Taylor Wimpey	1.94	
LAND SUBJECT TO ALL ORDER POWERS EXCEPT FOR COMPULSORY ACQUISITION	1.94	1-002, 1-003
F.W. Deptford (Over) Ltd	0.12	
Unrestricted Powers to Acquire Land	0.118328609	14-153
Terms Agreed – In Legal Hands	31.28	
CURUFC	0.09	
Unrestricted Powers to Acquire Land	0.09	17-182
St Johns College	31.19	
Unrestricted Powers to Acquire Land	23.16	10-110, 10-118, 11-122, 16-164a, 16-164b, 16-165, 16-170, 16-172, 16-173a, 16-173b, 16-175, 16-176
Powers of Temporary Use of Land	7.51	10-111, 10-116, 12-123, 16-162, 16-168, 16-174
Powers of Temporary Use of Land and Acquisition of Permanent Rights	0.52	10-119, 16-177
Terms Agreed – Subject to Contract	17.99	
Bedlam Farming	3.98	
Unrestricted Powers to Acquire Land	3.61	9-093a, 9-093b, 9-097
Powers of Temporary Use of Land	0.14	10-101, 10-102, 10-103, 9-098
Powers of Temporary Use of Land and Acquisition of Permanent Rights	0.23	10-100, 9-088
Chivers Farms (Hardington) LLP	1.03	
Powers of Temporary Use of Land	1.03	8-084
Jesus College	12.98	
Unrestricted Powers to Acquire Land	11.71	16-178, 16-179
Powers of Temporary Use of Land	1.27	17-180, 17-181
Offer Made – Engaged and Negotiating	84.67	
National Highways	31.87	
Unrestricted Powers to Acquire Land	18.25	5-056, 1-010, 10-115, 1-012, 1-016, 14-152, 2-031, 3-035, 3-038, 4-041b, 4-052, 5-054, 5-055, 5-060, 5-065, 6-072, 6-074, 6-079, 6-080, 9-096, 9-099
LAND SUBJECT TO ALL ORDER POWERS EXCEPT FOR COMPULSORY ACQUISITION	0.06	1-008, 1-007

Negotiation Status	Sum of Total Acres	Plots
PERMANENT ACQUISITION OF AIRSPACE; RIGHTS TO ACCESS AT GROUND LEVEL FOR MAINTENANCE OF BRIDGE AND TEMPORARY USE OF LAND FOR CONSTRUCTION OF OVERBRIDGE	1.13	14-150
Powers of Temporary Use of Land	12.39	9-092, 1-005, 1-009, 1-013, 1-014, 1-017, 1-023, 1-026, 1-029, 14-149, 14-151, 3-037, 4-040, 4-041a, 4-046, 4-053, 5-059, 5-064, 5-066, 5-067, 6-068, 6-069, 6-070, 6-071, 8-082, 9-095, 1-006
Powers of Temporary Use of Land and Acquisition of Permanent Rights	0.03	1-025, 1-027
Nigel John Wallis / Richelle Wynona Wallis	1.76	
Unrestricted Powers to Acquire Land	1.76	12-124
P. X. Land Limited (Company No. 15003871)	29.48	
Unrestricted Powers to Acquire Land	28.94	6-073
Powers of Temporary Use of Land	0.36	7-075
Powers of Temporary Use of Land and Acquisition of Permanent Rights	0.19	7-076, 7-078, 7-081
Paragon Land	6.52	
Unrestricted Powers to Acquire Land	1.80	4-051, 5-062a, 5-062b
Powers of Temporary Use of Land	4.65	4-050, 5-057
Powers of Temporary Use of Land and Acquisition of Permanent Rights	0.07	5-061
Sadlers	7.01	
Unrestricted Powers to Acquire Land	7.01	11-121, 12-125
The Fosters / Rectory Farm	7.67	
Unrestricted Powers to Acquire Land	7.39	14-144a, 14-144c, 14-146, 14-144b, 14-145
Powers of Temporary Use of Land	0.28	14-148
The Jenkins	0.35	
Unrestricted Powers to Acquire Land	0.27	4-048, 4-047, 4-043
Powers of Temporary Use of Land	0.08	4-049
Engaged and Negotiating	0.15	
DfT	0.13	
Unrestricted Powers to Acquire Land	0.13	14-154
South Staffordshire Water	0.02	
Unrestricted Powers to Acquire Land	0.01	10-112
Powers of Temporary Use of Land	0.01	10-113
Offer Made – No Material Engagement	21.23	
Cambridge Past, Present & Future	5.97	
Unrestricted Powers to Acquire Land	4.41	10-114, 12-126, 12-127, 13-128
Powers of Temporary Use of Land	1.56	13-129, 13-137
Houston Crest / Anna Gazeley	5.66	
Unrestricted Powers to Acquire Land	5.64	13-142
Powers of Temporary Use of Land and Acquisition of Permanent Rights	0.01	14-147
The Spearings	9.60	
Unrestricted Powers to Acquire Land	5.90	11-120, 9-089c, 9-089a, 9-090, 9-089b
Powers of Temporary Use of Land	3.56	9-086, 9-091, 9-094
Powers of Temporary Use of Land and Acquisition of Permanent Rights	0.14	9-087
Ownership Unclear	0.23	
Unknown	0.23	
Unrestricted Powers to Acquire Land	0.01	1-018
Powers of Temporary Use of Land	0.06	1-030
Powers of Temporary Use of Land and Acquisition of Permanent Rights	0.16	1-028, 7-077
Grand Total	216.93	

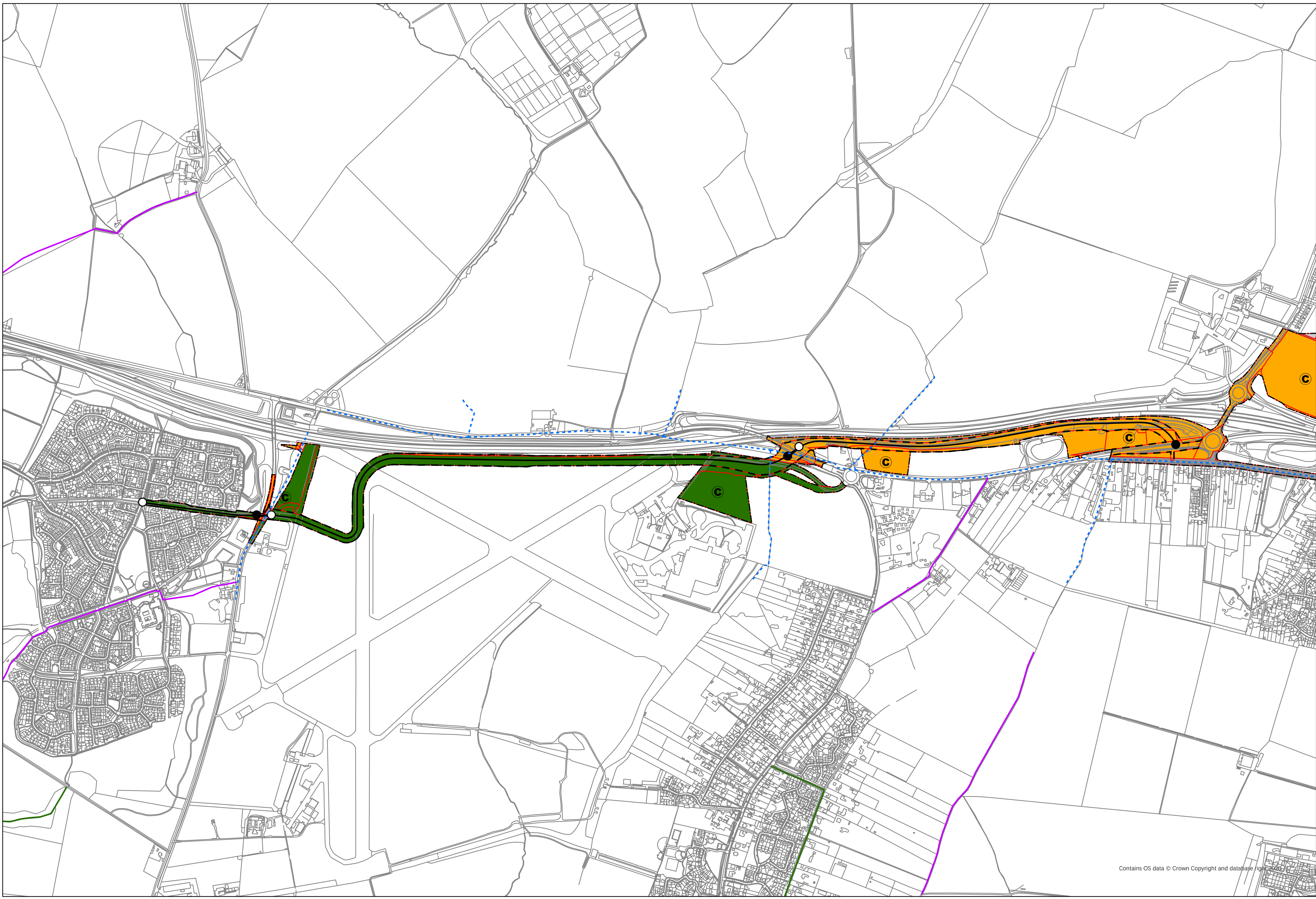
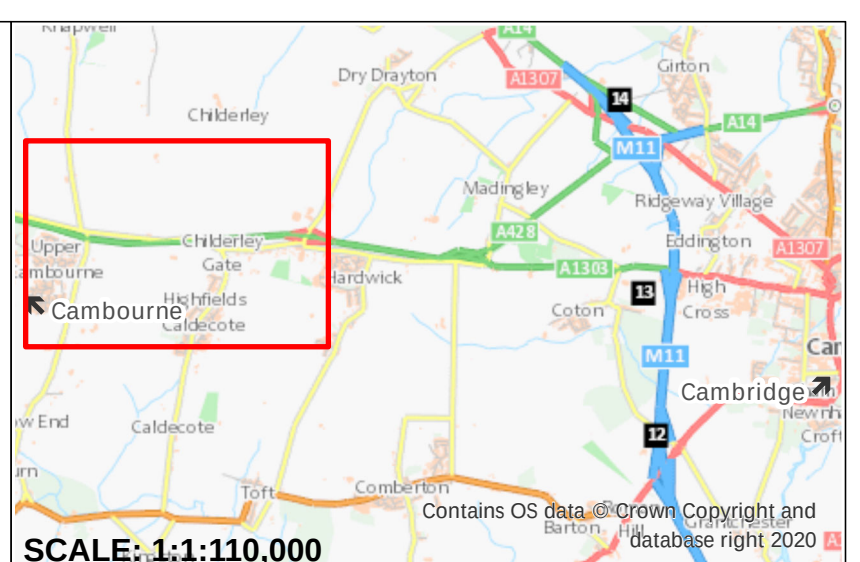
C Negotiation Status Overview Map



The Cambourne to Cambridge
Order[X]

TWAO Plot Negotiation Status – Overview

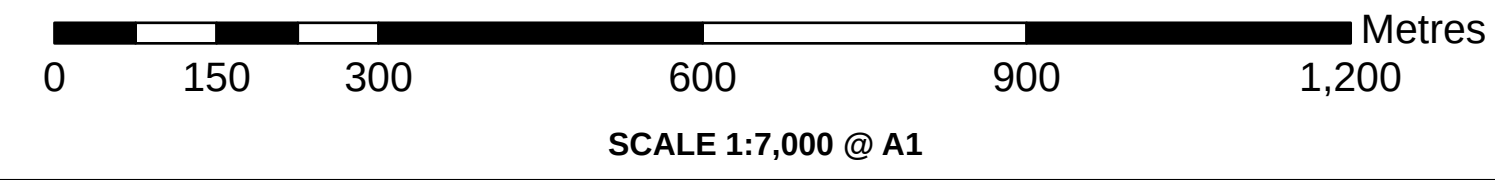
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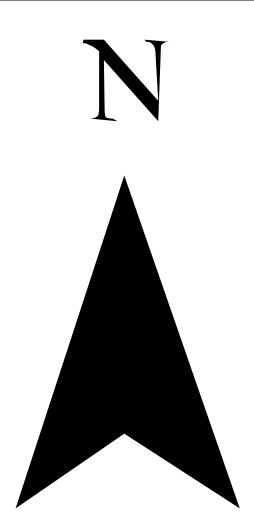
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- AGREEMENT COMPLETED
 - TERMS AGREED – IN LEGAL HANDS
 - TERMS AGREED – SUBJECT TO CONTRACT
 - OFFER MADE – ENGAGED AND NEGOTIATING
 - ENGAGED AND NEGOTIATING
 - OFFER MADE – NO MATERIAL ENGAGEMENT
 - CONTROLLED BY PROMOTER
 - OWNERSHIP UNCLEAR
 - DISTRICT BOUNDARIES
 - PLOT BOUNDARY
 - PUBLIC RIGHT OF WAY - FOOTPATH
 - PUBLIC RIGHT OF WAY - BRIDLEWAY
 - PUBLIC RIGHT OF WAY - PROPOSED FOOTPATH DIVERSION
 - PUBLIC RIGHT OF WAY - PROPOSED BRIDLEWAY DIVERSION
 - CENTRE LINE OF WORK
 - LIMIT OF DEVIATION
 - LIMIT OF LAND TO BE ACQUIRED OR USED
 - COMPOUND
 - COMMENCEMENT OF WORK
 - TERMINATION OF WORK
 - COMMENCEMENT OF WORK AND TERMINATION OF WORK

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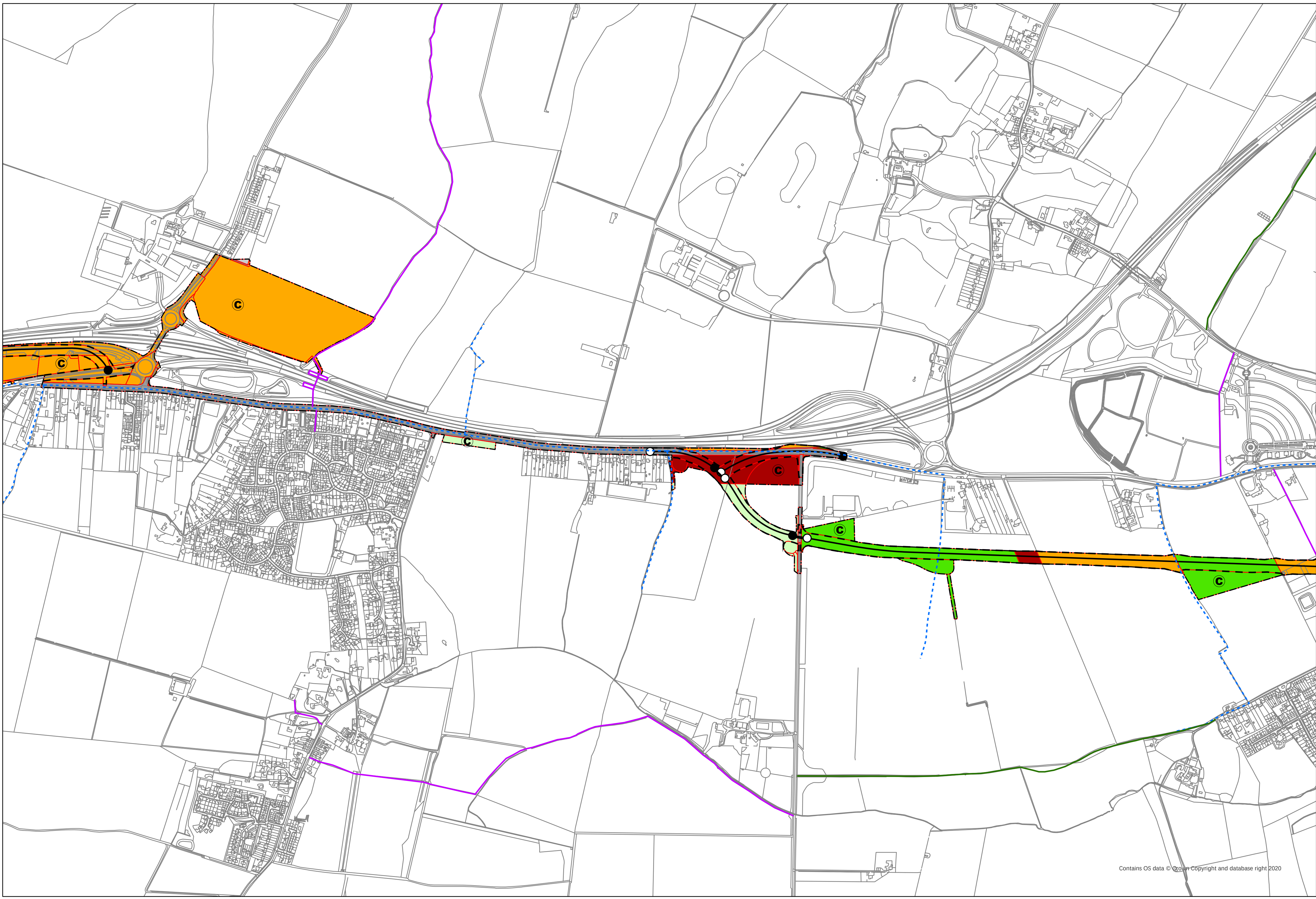
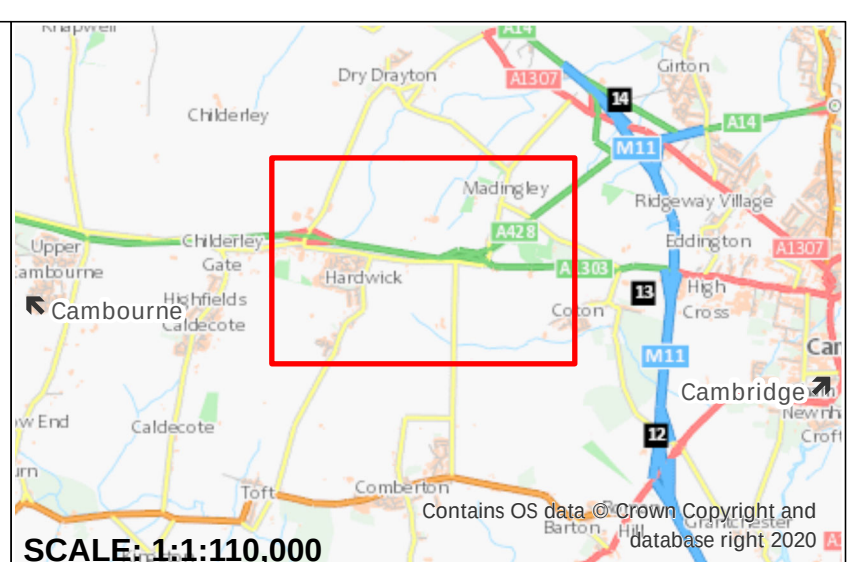
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The Cambourne to Cambridge
Order[X]

TWAO Plot Negotiation Status – Overview

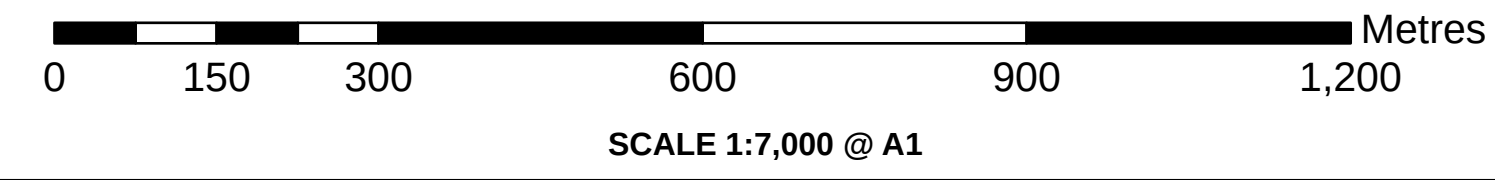
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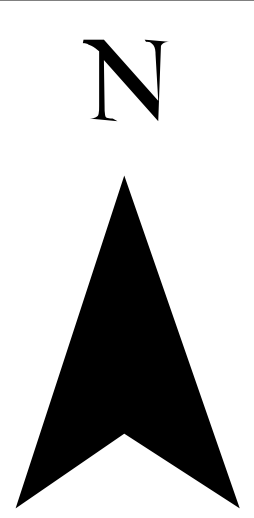
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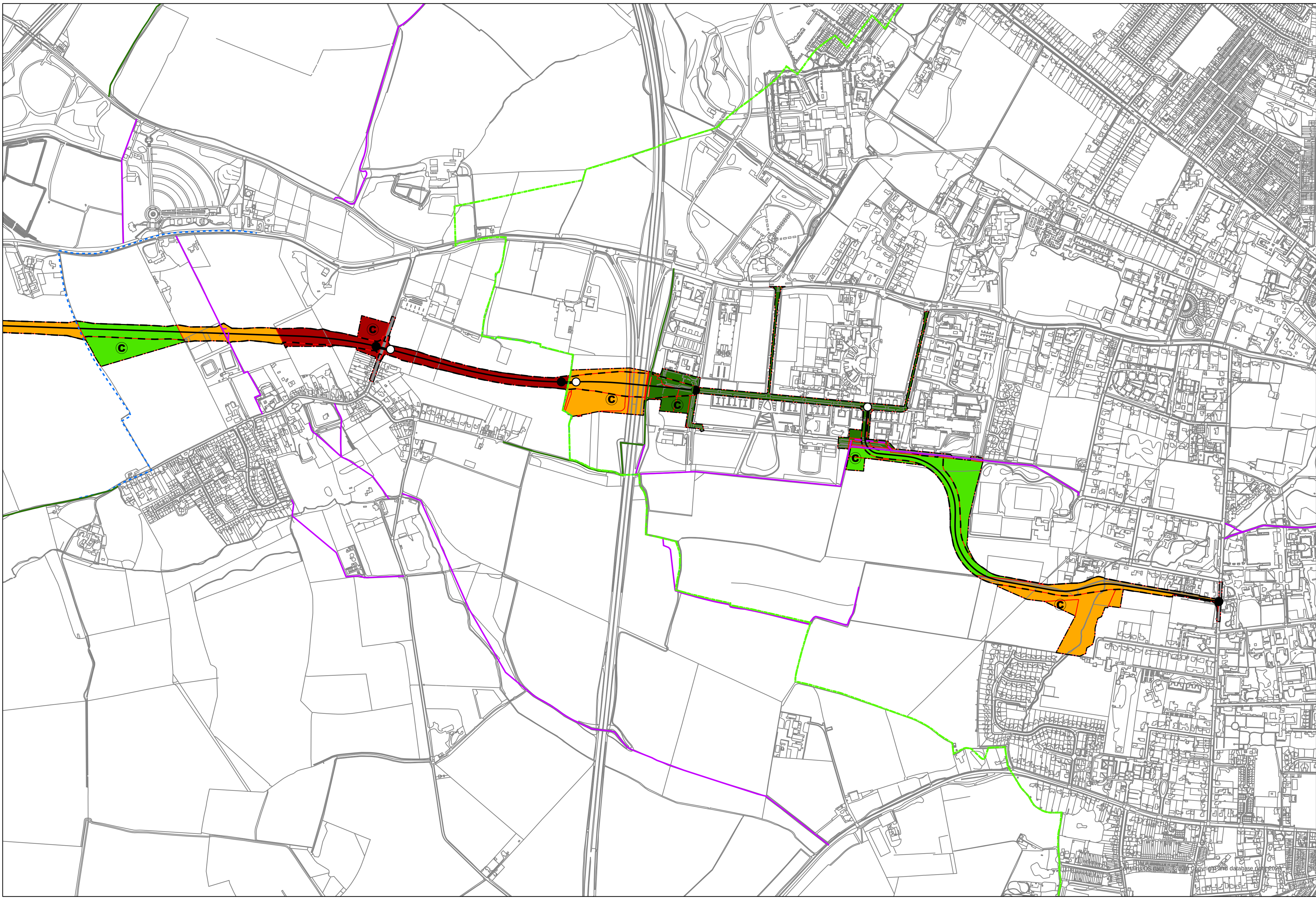
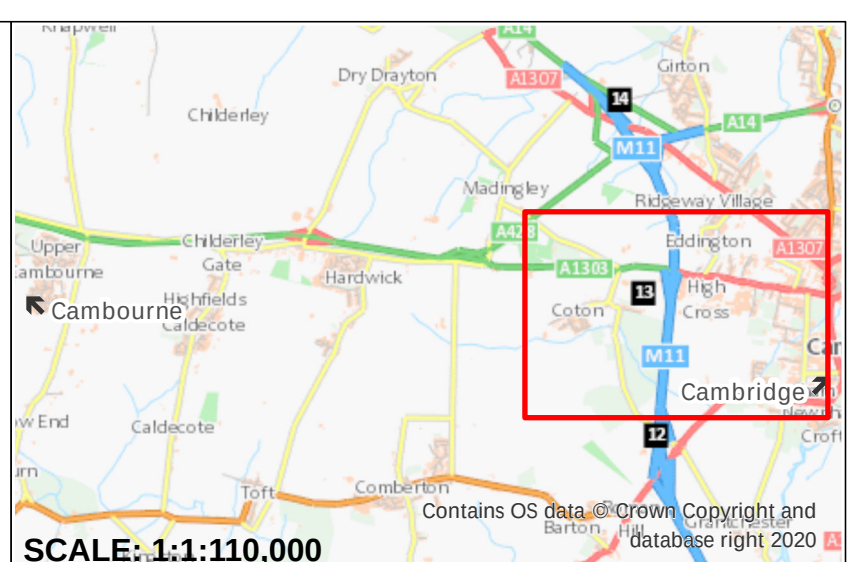
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The Cambourne to Cambridge
Order[X]

TWAO Plot Negotiation Status – Overview

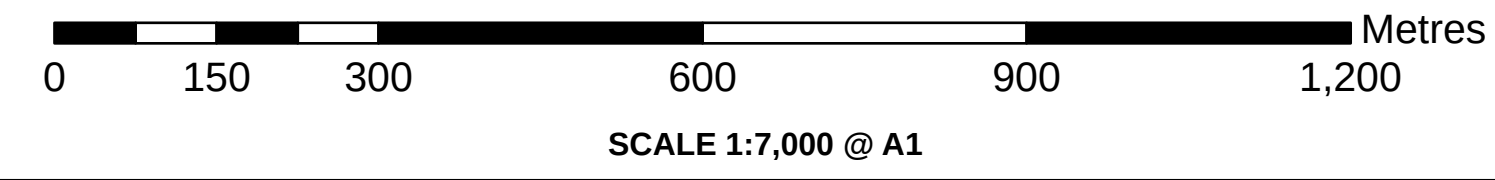
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- KEY
- STATUS UPDATE
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Alternative Reference	Revision
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Drawing Number	Date
70086660-OD03-003	03/07/2025

D WSP Engagement with Anna Gazeley

Summary Record of WSP Meetings with Anna Gazeley

WSP has provided the principal contact with the orchard owner, Ms Anna Gazeley, since Autumn 2021 when we commenced work on behalf of the GCP. We have corresponded with Ms Gazeley on numerous occasions over subsequent years, and have undertaken a number of visits to the orchard, mostly in connection with ecological survey. Ms Gazeley provided access to the orchard for these surveys wherein our ecologists were given the padlock code. We provided an advanced schedule of planned surveys, stating who would be on site and when.

My initial meeting with Ms Gazeley was with my colleague, Mark Poynter, on July 22nd 2022, which was arranged to allow Ms Gazeley to show us around the orchard and for Mark (as lead ecology surveyor) to gain familiarity prior to surveys. Following this, and at Ms Gazeley's request, we contacted Sara Godward, administrator for the Coton Community website, to ask that she alert local residents to our ecologists' periodic presence on site.

I contacted Ms Gazeley again in September 2022 (and followed up in October 2022) to discuss the potential for a possible realignment of the route through the orchard to avoid the oldest trees and requested a meeting to discuss this. I emailed again later in October, appending the proposed alignment options. Ms Gazeley responded by letter in November 2022 stating her overall objection to the route as a whole; no meeting was undertaken.

At our request to access the orchard for further survey (in this instance for breeding birds), Ms Gazeley granted this in March 2024, which were subsequently undertaken March to July. A further request was granted in February 2025 for arboricultural survey, subsequently undertaken in March 2025, although Ms Gazeley was unable to join the survey team on this occasion.

In the meantime, I made a separate visit to the orchard with Ian Ellis in July 2024 following a request by Ms Bridget Sutton. This visit was undertaken to allow Ian, our lead on ecology, to visit adjoining allotments, as well as to once again visit the orchard and listen to concerns expressed about the impacts of the CtoC scheme and of the findings of the ecological assessment. We were accompanied by Ms Sutton and Ms Gazeley.

Nick Giesler,

Director, WSP

28 July 2025

E CBRE Proposal to Houston Crest

Ms A Gazeley
Houston Crest Properties Ltd
Landbeach Lakes
Waterbeach
Cambridge CB25 9PG

19 September 2024

By Post & Email – info@houston-crest.co.uk

Cambourne to Cambridge Busway – Houston Crest Properties; Coton Orchard.

Dear Ms Gazeley,

I write further to our letter of 2 April 2024 with an update on the Cambourne to Cambridge project (CtoC), your interest in the above land and an offer in terms of environmental improvement and financial compensation.

Project Update

The Transport and Works Act Order (TWAo) application submission is now targeted for Autumn 2024. We expect the consenting process to take around 12 months from the application date and if made, the TWAo will provide the project with the necessary powers to acquire land and commence construction of the busway. Construction of the busway could commence at a point following Autumn 2025 depending on the outcome of the likely public inquiry.

Offer to Acquire

Whilst it is appreciated that you do not support the project, and recognising that one of your principal concerns is the environmental impact of the scheme on the Orchard, I am writing to propose a conditional agreement to acquire the land needed for the project implementable only if the project proceeds. I wish to be clear that, whilst our proposal includes a financial offer based on our opinion of the market value of the land, this is one element of the overall package and you are under no obligation to respond.

The agreement would provide for acquisition of your interest in the land required for the project at market value, payment of your costs, compensation for impacts on your retained land and details for a crossing of the busway for your use. The provisions would crystallize only if the TWAo is made and the project proceeds.

We would not look to prevent you from objecting to the TWAo.

The other elements within the agreement would focus upon a range of potential environmental, particularly biodiversity, enhancements for the area of Orchard you would retain when the land for the project is taken.

Although Biodiversity Net Gain (BNG) is not legally required for the project, Cambridgeshire County Council is committed to a minimum 10% and aspiration of 20% BNG. Our specialist environmental team has identified opportunities within the retained Orchard to realise habitat enhancements. The details of these are set out in our enclosed offer, which we would be keen to discuss with you.

For emphasis, these biodiversity enhancements are not required as part of the environmental mitigation works for the project. The TWAo acquisition plans and project design fully provides sufficient land for environmental mitigation works without the need for the suggestions made below.

The environmental enhancements proposed in our offer attached to this letter would only be carried out with your permission and input, to be implemented within your retained Coton Orchard landholdings.

Our offer also includes a commitment to engage with you as to certain design elements. Whilst the Scheme alignment is now fixed and unlikely to change, we are engaged with other landowners on matters such as accommodation works, crossing points, landscaping, fencing, security and other design preferences and would propose to offer the same to you.

Proceeding with an Agreement

We are keen to engage with you directly, or via a land agent instructed by you, to develop an understanding of your thoughts on this offer and terms upon which you might consider an option arrangement.

An agreement could take the form of an Option in which the transfer of land and implementation of any works would be conditional upon the TWAO being made and the project proceeding; land would only be acquired should the project proceed. If for whatever reason the project does not proceed, then the option agreement would simply lapse after a given time period and land would remain in your ownership.

I would like to stress that any engagements with us, directly or by the appointment of a land agent would not be considered to be an inferred support for the busway. We would not propose that option agreement include any limitations upon you objecting to the scheme. In this way, you will be free to continue opposition to the scheme if you wish but have the certainty of a legal commitment from GCP to deliver biodiversity enhancements to the retained Orchard should the project proceed.

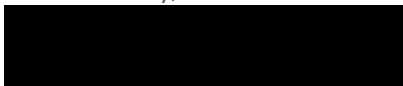
Next Steps

I hope you will consider our offer and consider the appointment of a land agent or contact myself on 07799 587 818 / brendan.oconnor@cbre.com or Jo Baker (GCP project manager for the busway project) contactus@greatercambridge.org.uk.

If you wish to appoint a land agent, the Royal Institution of Chartered Surveyors can help with identifying an appropriately qualified surveyor. Please see <https://www.ricsfirms.com/helplines/compulsory-purchase/> or <https://www.ricsfirms.com/media/1279/cpo-consumer-guide.pdf>

If your preferred land agent contacts me directly then I can discuss with them a commitment for payment, by GCP, of reasonable fees.

Yours faithfully,



Brendan O'Connor

Associate Director CBRE Ltd

Enc

1. Offer - Habitat & Biodiversity Enhancements
2. Offer – Financial Compensation - Value of Land
3. Land Acquisition Plan
4. General Arrangement Plan

GCP CtoC Project - Offer to Houston Crest Properties Ltd

Potential Habitat & Biodiversity Enhancements in Coton Orchard

Introduction

The Greater Cambridge Partnership has instructed ecologists at the WSP, one of the world's leading engineering and professional services firms, to provide a review and summary of potential opportunities to support habitat enhancement and consequent biodiversity improvements in Coton Orchard.

The review has utilised information gathered from publicly available information and data gathered from recent ecological surveys of the Orchard. Following this review, ecologists have identified a number of potential measures that could be employed to enhance the natural habitat and improve biodiversity in the Orchard.

Whilst these potential measures could form part of the Cambourne to Cambridge Project, they are not to mitigate any effects of the project, but rather to realise wider opportunities for enhancing biodiversity within the orchard.

If implemented, these measures would apply to areas of the orchard not directly involved in the project and could only be implemented with the landowners' agreement. Nevertheless, the costs would be covered by the Cambourne to Cambridge project.

Potential Biodiversity enhancements

WSP ecologists have identified the following ways in which the Orchard habitat could be enhanced. The list is not exhaustive and should be considered a starting point for potential discussions:

1. Management of woodland to include targeted thinning to enhance understory while maintaining and enhancing areas of broadleaved vegetation for nesting birds
2. Targeted fencing to restrict Muntjac access to areas of the Orchard in order allow recovery and enhancement of the understory
3. Provision of accessible water through the development of freshwater ponds in areas of the Landowner's choosing. While supporting aquatic invertebrates and amphibians this could also have the objective as providing suitable drinking supply for birds and mud for the local House Martins to utilise for nest building
4. Provision of bat and bird boxes throughout the Orchard or in adjacent areas such as the allotments. These can target key species such as Spotted Flycatcher and Barn Owl. Expert monitoring of bat boxes can be supplied.
5. Offer of the supply of Swift boxes and monitoring equipment to residents adjacent to the Orchard.
6. Support in the focus of grassland management in keeping with the Orchard overall objectives. Focus on promoting and enhancing of key areas for pollinators by ensuring high quality open mosaic habitat.
7. Supplementary food supply for Turtle Doves where considered required, including planting of species such as common fumitory, black medick and birds-foot trefoil.
8. Provision of hibernacula to support reptiles, amphibians and invertebrates.

Implementation Options

If these measures are implemented, the Orchard could become a biodiversity net gain site, which could be registered on the DEFRA Biodiversity Gain Site Register. This would provide environmental protections to the enhancements and GCP and their consultants can provide expertise to assist in this process.

Ecologists would also support the creation of a steering group to ensure these enhancements are carried out effectively. This group could include interested parties from the local community, as well as external organisations such as the Wildlife Trust, RSPB, Operation Turtle Dove team, and the Woodland Trust, who could provide expert advice.

Lastly, ecologists would suggest creating a long-term habitat management and monitoring plan for the Orchard. If appropriate, this could be linked to any monitoring requirements for any BNG scheme should you choose to

assume a role as BNG provider. Monitoring would in any case guide the steering group's objectives and strengthen the Orchard's status as a County Wildlife Site. In terms of monitoring, both habitat interventions and species groups as outlined in the management plan, we would propose that the Orchard or steering group can choose to use ecological expertise that GCP can make available or engage other parties for this task. Funding could be made available for this work.

CBRE for and behalf of GCP – September 2024

GCP CtoC Project - Offer to Houston Crest Properties Ltd

Financial Compensation - Value of Land

Introduction

CBRE are Greater Cambridge Partnership's appointed land and property advisors in respect of the Cambourne to Cambridge Busway Project.

Below is CBRE's assessment of value and GCP's consequent offer that could form part of an option agreement exercisable only if the Transport and Works Act Order to consent the busway is made and the project proceeds.

Offer

The offer is £redacted ; this being CBRE's assessment of the market value of the land interest assumed to be acquired on a no-scheme world basis.

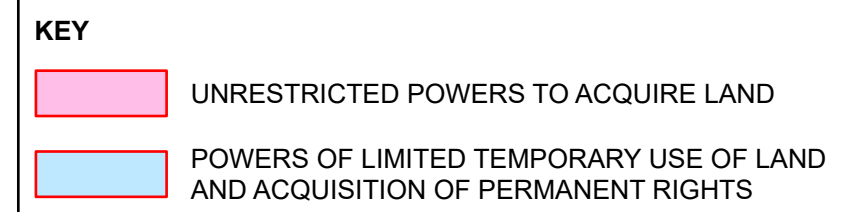
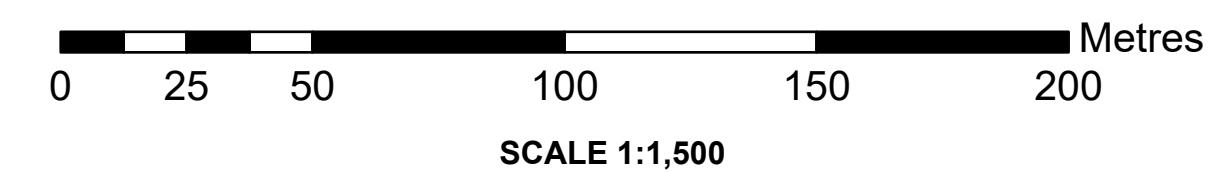
This offer could be accepted in full or, if the value is not agreed, 90% of this value could be accepted as a partial payment with the remaining value to be agreed between the parties or in the absence of agreement be determined by Alternative Dispute Resolution or referral to the Upper Tribunal (Lands Chamber).

This offer would be in addition to other environmental enhancement offer terms that may be agreed between the parties.

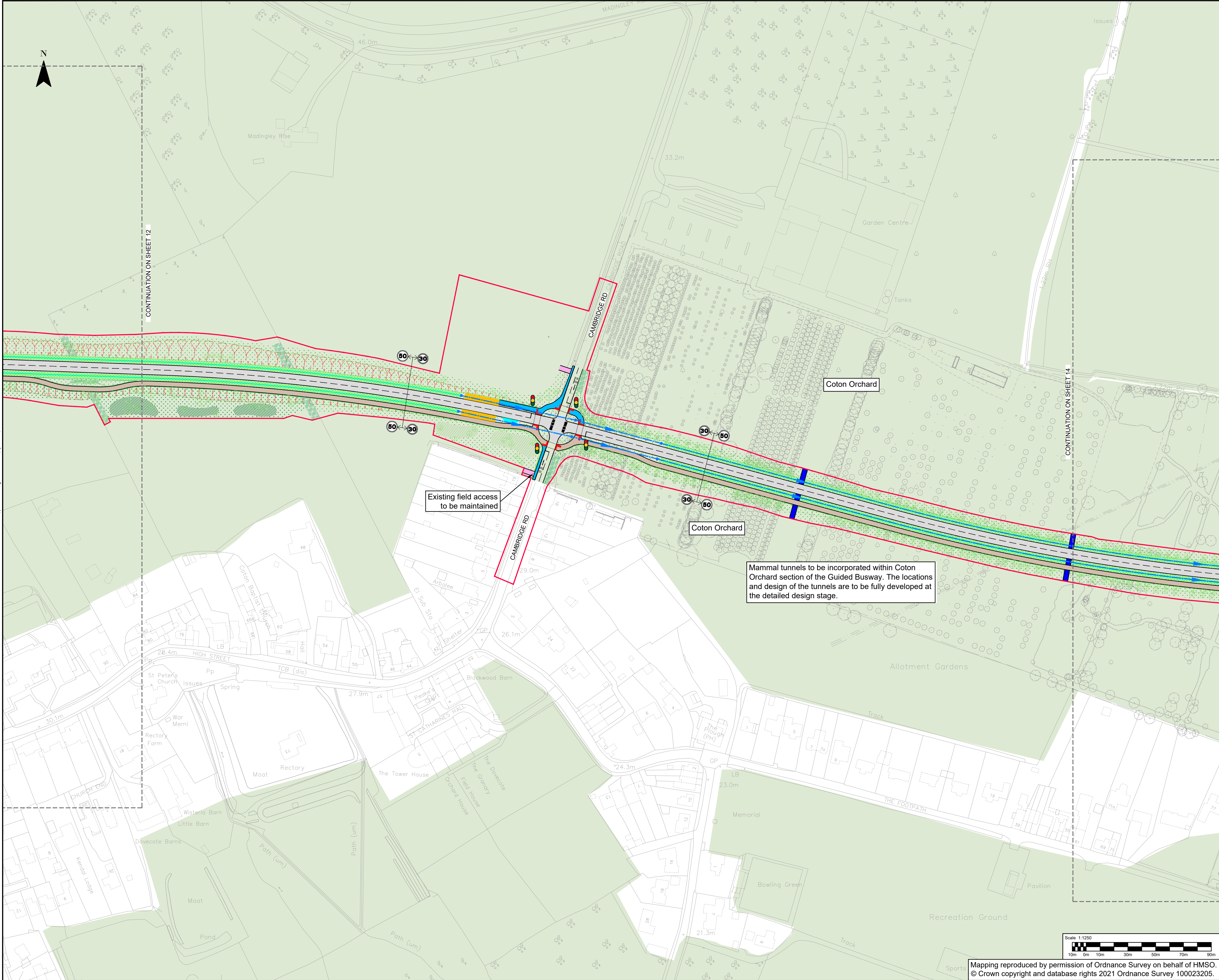
The enclosed plan sets out the proposed permanent land acquisition areas in pink, comprised of 5.64 acres of land within the Orchard (plot 13-142) and presumed subsoil freehold beneath the public highway (plot 13-141). Rights of drainage are also proposed and relate to the land coloured blue (plot 14-147)

Our assessment is based in 5.64 acres multiplied by a land value of £redacted per acre producing £redacted

CBRE for and behalf of GCP – September 2024



Alternative Reference	Revision
Sheet 1 of 1	P01
Drawing Number	
70086660-HOT-018	



CAMBOURNE TO CAMBRIDGE ORDER

Notes:

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Key:

CtoC Order Limits

Alterations of Existing Highway

Proposed Footway/path & Footway/path Improvements

Proposed Parking Aisles

New Private Means Access

Earthworks Cutting

Drainage Swales

Carrier Drains

Drainage Outfall

Retaining Feature

Guided Busway Speed Restrictions (50mph unless otherwise shown)

Area of design to be Executed by Developer

Indicative Major Development Site Extents

Permissive Path

Existing Public Right of Way - Footpath

Existing Public Right of Way - Bridleway

Diverted Public Right of Way - Footpath

Diverted Public Right of Way - Bridleway

Existing Public Right of Way to be Stopped Up - Footpath

Existing Public Right of Way to be Stopped Up - Bridleway

Guided Busway

Guided Busway Stop

Proposed Tactile Paving

Emergency & Maintenance Access Track

Proposed Hardstanding

Proposed Maintenance Bay

Accommodation Works

Replacement Open Space

Earthworks Embankment

Basin/retention ponds

Drainage & Kerb System

Inspection Chambers

Traffic Signals (Indicative)

Landscaping design (Indicative)

Individual Trees

Hedgerows

Native Woodland Planting

Grassland Feature

Shrub Planting

Marginal, Aquatics Planting

Existing Features:

Designated Green Belt

Registered Parks and Gardens

Protected Open Space

Sites of Special Scientific Interest

P08	09/09/2024	VR	FOR PLANNING	(N)	(N)
P07	15/07/2024	VR	FOR PLANNING	(N)	(N)
P06	17/05/2024	VR	FOR PLANNING	(N)	(N)
P05	12/04/2024	VR	FOR PLANNING	(N)	(N)
P04	22/11/2023	VR	FOR PLANNING	(N)	(N)
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: **S2 - FOR INFORMATION**

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wsp.com

CLIENT: **GREATER CAMBRIDGE PARTNERSHIP**

APPLICANT: **CAMBRIDGESHIRE COUNTY COUNCIL**

SITE/PROJECT: **CtoC**

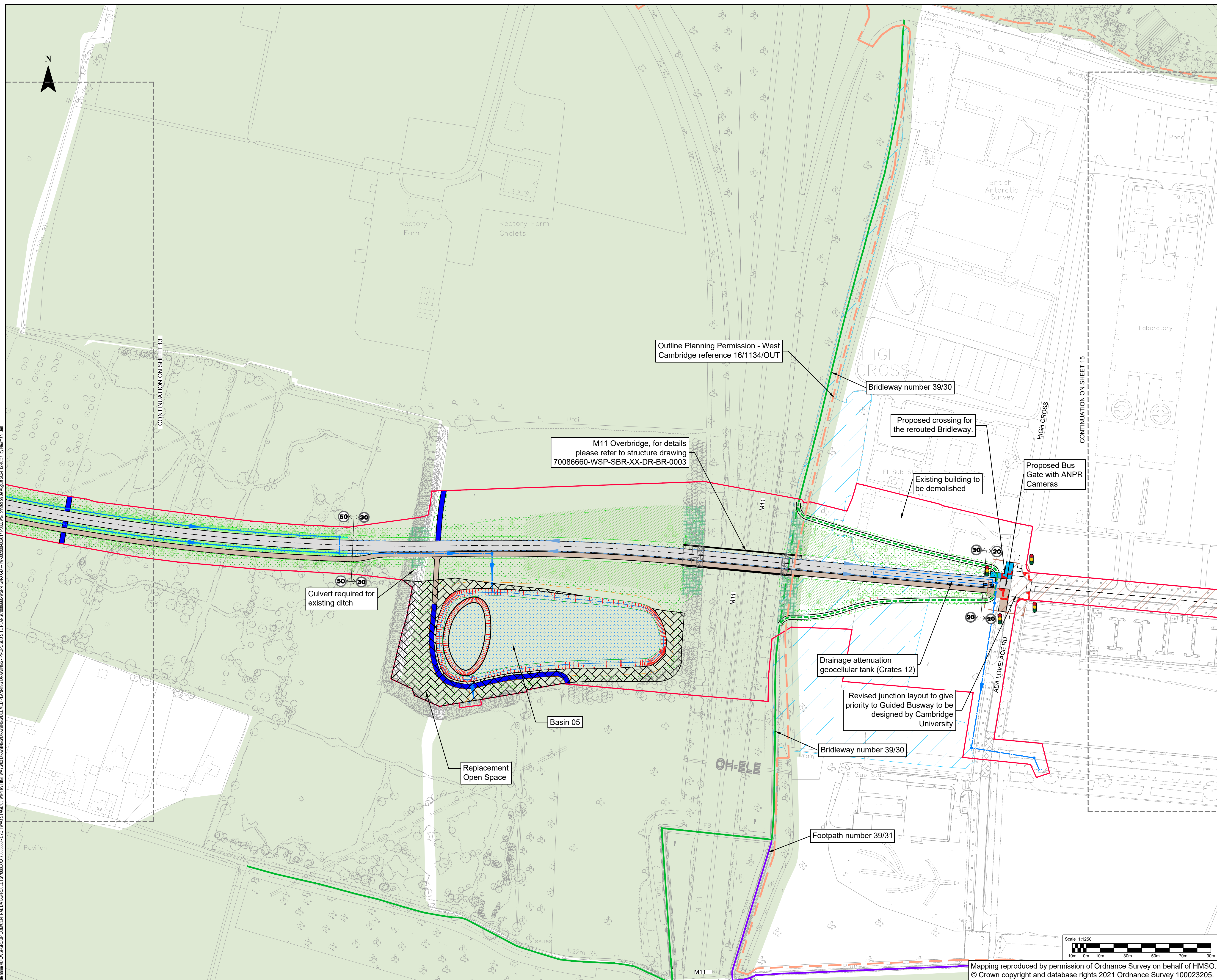
TITLE: **DEEMED PLANNING DRAWINGS
PROPOSED SITE PLANS
(SHEET 13 OF 17)**

SCALE @ A1:	CHECKED: BN	APPROVED: BN
PROJECT NO: 70086660	DESIGNED: JS	DRAWN: VR
		DATE: August 24

DRAWING NO: **70086660-WSP-HGN-XX-DR-HW-002013** REV: **P08**

File name: I:\K:\NSP\GROUP\CONCENTRAL\DATA\PROJECTS\70086660\G2\TWAO STAGE\03\MP\HW\HIGHWAYS\G2\DRAWINGS\DEEMED PLANNING DRAWINGS - PROPOSED SITE PLANS\70086660-WSP-HGN-XX-DR-HW-002004\00017 PRELIM.DWG, printed on 09 August 2024 12:40:00, by Herman, Ben

25



CAMBOURNE TO CAMBRIDGE ORDER

Notes:

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Key:

- | | | | |
|--|---|--|--------------------------------------|
| | CtoC Order Limits | | Guided Busway |
| | Alterations of Existing Highway | | Guided Busway Stop |
| | Proposed Footway/path & Footway/path Improvements | | Proposed Tactile Pavement |
| | Proposed Footway/path & Footway/path Improvements | | Emergency & Maintenance Access Track |
| | Proposed Parking Aisles | | Proposed Hardstanding |
| | Proposed Parking Bays | | Proposed Maintenance Bar |
| | New Private Means Access | | Accommodation Works |
| | Earthworks Cutting | | Replacement Open Space |
| | Drainage Swales | | Earthworks Embankment |
| | Carrier Drains | | Basin/retention ponds |
| | Drainage Outfall | | Drainage & Kerb System |
| | Retaining Feature | | Inspection Chambers |
| | Guided Busway Speed Restrictions (50mph unless otherwise shown) | | Traffic Signals (Indicative) |
| | Area of design to be Executed by Developer | | |
| | Indicative Major Development Site Extents | | |
| | Permissive Path | | |
| | Existing Public Right of Way - Footpath | | |
| | Existing Public Right of Way - Bridleway | | |
| | Diverted Public Right of Way - Footpath | | |
| | Diverted Public Right of Way - Bridleway | | |
| | Existing Public Right of Way to be Stopped Up - Footpath | | |
| | Existing Public Right of Way to be Stopped Up - Bridleway | | |
| Landscaping design (Indicative) | | | |
| | Individual Trees | | Grassland Feature |
| | Hedgerows | | Shrub Planting |
| | Native Woodland Planting | | Marginal, Aquatics Planting |
| Existing Features: | | | |
| | Designated Green Belt | | Protected Open Space |
| | Registered Parks and Gardens | | Sites of Special Scientific Interest |

P08	09/08/2024	VR	FOR PLANNING	PN	PN
P07	15/07/2024	VR	FOR PLANNING	PN	PN
P06	17/05/2024	VR	FOR PLANNING	PN	PN
P05	12/04/2024	VR	FOR PLANNING	PN	PN
P04	22/11/2023	VR	FOR PLANNING	PN	PN
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: S2 - FOR INFORMATION



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CLIENT: GREATER CAMBRIDGE PARTNERSHIP

APPLICANT: CAMBRIDGESHIRE COUNTY COUNCIL

SITE/PROJECT:

CtoC

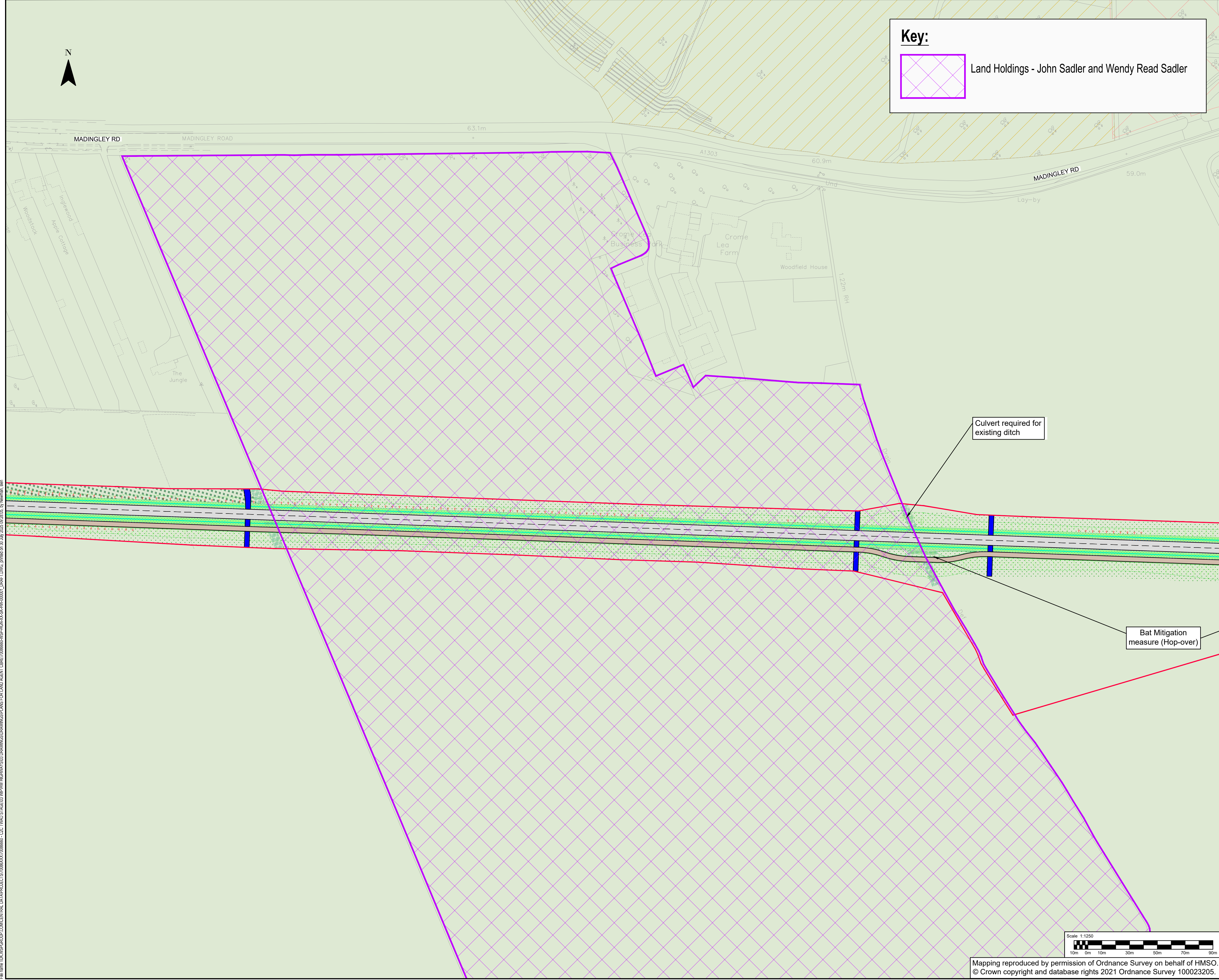
TITLE: DEEMED PLANNING DRAWINGS
PROPOSED SITE PLANS
(SHEET 14 OF 17)

SCALE @ A1:	1:1250	CHECKED:	BN	APPROVED:	BN
PROJECT NO:	70086660	DESIGNED:	JS	DRAWN:	VR
				DATE:	August 24

DRAWING No:	REV:
70086660-WSP-HGN-XX-DR-HW-002014	P08

F Coton Orchard; Excerpt of Deemed Planning Drawings

G Mr & Mrs Sadler; Excerpt of Deemed Planning Drawings



CAMBOURNE TO CAMBRIDGE

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Key:

	CtoC Order Limits		Guided Busway
	Alterations of Existing Highway		Guided Busway Stop
	Proposed Footway/path & Footway/path Improvements		Proposed Tactile Paving
	Proposed Parking Aisles		Emergency & Maintenance Access Track
	Proposed Parking Bays		Proposed Hardstanding
	New Private Means Access		Proposed Maintenance Bay
	Earthworks Cutting		Accommodation Works
	Drainage Swales		Replacement Open Space
	Carrier Drains		Earthworks Embankment
	Drainage Outfall		Basin/retention ponds
	Retaining Feature		Drainage & Kerb System
	Guided Busway Speed Restrictions (50mph unless otherwise shown)		Inspection Chambers
	Area of design to be Executed by Developer		
	Indicative Major Development Site Extents		
	Permissive Path		
	Existing Public Right of Way - Footpath		
	Existing Public Right of Way - Bridleway		
	Diverted Public Right of Way - Footpath		
	Diverted Public Right of Way - Bridleway		
	Existing Public Right of Way to be Stopped Up - Footpath		
	Existing Public Right of Way to be Stopped Up - Bridleway		

Landscaping design (Indicative)

	Individual Trees		Grassland Feature
	Hedgerows		Shrub Planting
	Native Woodland Planting		Marginal, Aquatics Planting

Existing Features:

	Designated Green Belt		Protected Open Space
	Registered Parks and Gardens		Sites of Special Scientific Interest

P02	30/07/2025	BN	FOR INFORMATION	(R)	(R)
P01	12/06/2025	BN	FOR INFORMATION	(R)	(R)
REV	DATE	BY	DESCRIPTION	CHK	APP

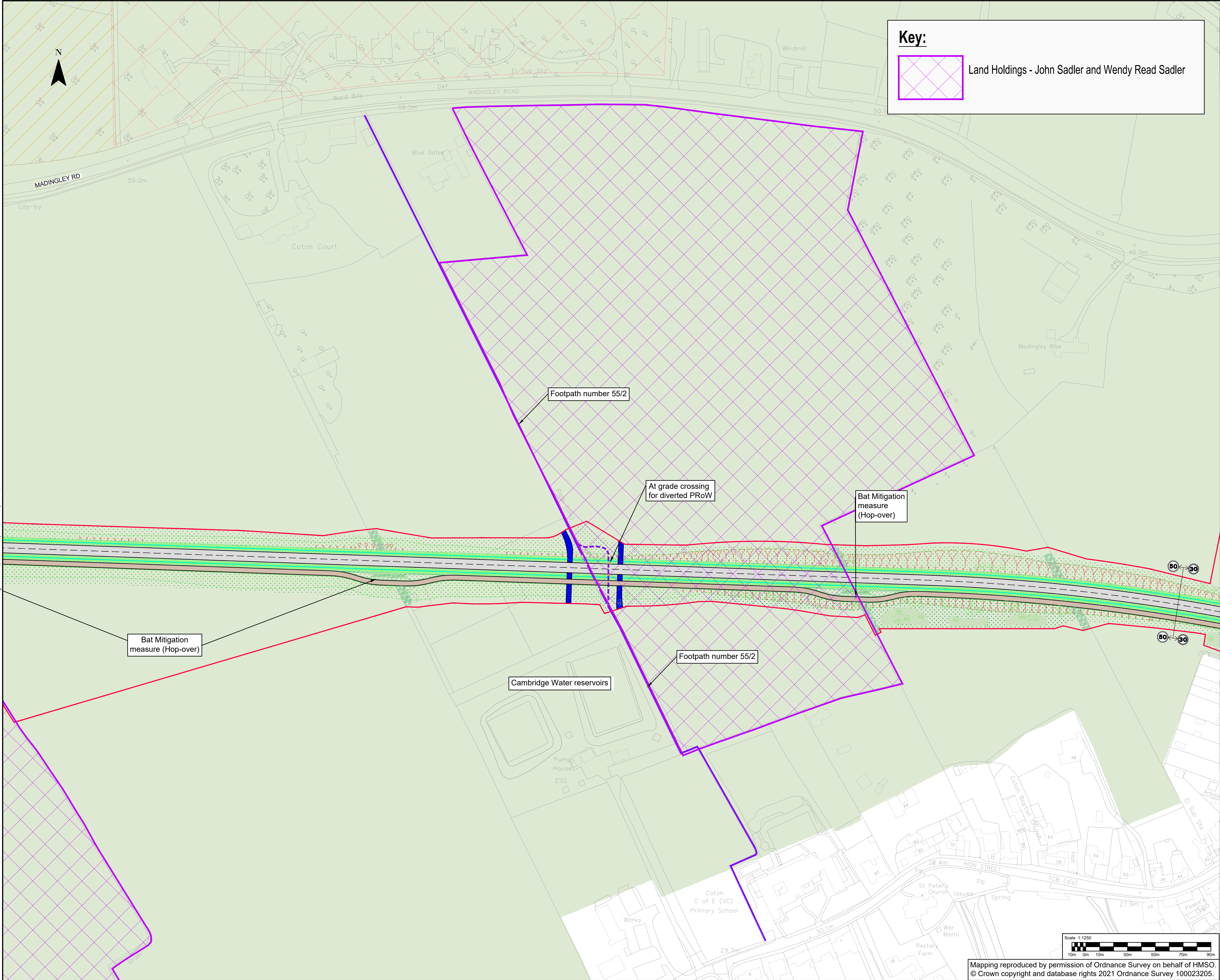
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CLIENT: GREATER CAMBRIDGE PARTNERSHIP			
APPLICANT: CAMBRIDGESHIRE COUNTY COUNCIL			
SITE/PROJECT: CtoC			
TITLE: EXCERPT OF DEEMED PLANNING DRAWINGS			
SCALE @ A1: 1:1250	CHECKED: BN	APPROVED: BN	
PROJECT NO: 70086660	DESIGNED: JS	DRAWN: VR	DATE: June 25
DRAWING NO: 70086660-WSP-HGN-XX-SK-HW-000002			REV: P02

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30



Key:

Land Holdings - John Sadler and Wendy Read Sadler

CAMBOURNE TO CAMBRIDGE

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Key:

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New Private Means Access	Proposed Maintenance Bay
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Landscaping design (Indicative)

Individual Trees	Grassland Feature
Hedgerows	Shrub Planting
Native Woodland Planting	Marginal, Aquatics Planting

Existing Features:

Designated Green Belt	Protected Open Space
Registered Parks and Gardens	Sites of Special Scientific Interest

P02	30/07/2025	BN	FOR INFORMATION		(R)	(R)
P01	12/06/2025	BN	FOR INFORMATION		(R)	(R)
REV	DATE	BY	DESCRIPTION	CHK	APP	

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CLIENT: GREATER CAMBRIDGE PARTNERSHIP

APPLICANT: CAMBRIDGESHIRE COUNTY COUNCIL

SITE/PROJECT: CtoC

TITLE: EXCERPT OF DEEMED PLANNING DRAWINGS

SCALE @ A1: 1:1250	CHECKED: BN	APPROVED: BN
PROJECT NO: 70086660	DESIGNED: JS	DRAWN: VR
DATE: June 25		REV:

DRAWING No: 70086660-WSP-HGN-XX-SK-HW-000003

P02

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File area \\K:\NSGROUP\CONCENTRAL_DATA\PROJECTS\70086660\DRAWINGS\DRAWINGS\PLANS FOR LAND AGENT\CBRE\70086660\NS-HGN-XX-SK-HW-000003.DWG, created on 30 Jul 2025 09:11:08, by Neema, Ben

H Sadler Family Burial Location Correspondence

Monday 27th January. 1 pm
Venue: Woodfield House
2 hours

Meeting held between project manager Austin Nwadike, Project Manager and a colleague (John) independent transport adviser for the project for the scheme, and Sadler family. (SWS, JS, WS)

Sadler family had the opportunity to discuss their concerns over the proposed bus lane. While the inevitable cannot be refused the family still have significant reservations about a number of issues and how they will be managed. Regrettably due to past experience their expectations are low and whilst the Project Manager tried to install confidence in the due process the family remain guarded about any promises that can be made. It was pointed out by us that we were the only landowners who had a family connection to the land and that all other landowners were third-party or Cambridge Colleges. We did not accept that everyone “feels the same” because you can only feel the same if you own the land that you have farmed for four generations.

Five concerns were raised.

1: The new proposed route would cut through the centre of the farm and expose the Business Park and farmland to trespasses. Currently the Business Park is a secure site and is now only accessible by the main gate as all other boundaries are either ditched, hedged or surrounded by woodland. The Business Park homes several large corporate tenants with estimated assets running into the billions. The new bus route would compromise the current security arrangements unless either a security fence around the Business Park or along the route was installed. It was agreed that a fence along the route would offer security against trespasses across the land entering the business Park.

2: It was pointed out that the current bus route proposal would go over the top or very near to a valuable site. The ashes of both Frank and Eileen Sadler parents of John Sadler were buried on the route of the proposal. We believe that Frank Sadler’s ashes were consecrated at the time. The Sadler’s’ will give an exact location of the site. It would be our intention to move the ashes regardless of whether the bus lane goes directly over or even nearby as the chosen spot was selected for its peace and tranquillity and not because 20 busses an hour will be passing it.

<https://w3w.co/shots.foam.hurry>

This 3 word address refers to an exact 3m x 3m location. Tap the link or enter the 3 words into the free what3words app to find it.

3: In the early 60s drainage was installed across the farm including on St John’s land at the farms expense. It is essential that all drains that are disturbed throughout the development are reinstated. Without the reinstatement of these drains not only the farm will be at risk of flooding but also Whitwell Way, Coton. You only have to see the current ditch running down the side of St John’s to see the drains are in maximum use pumping several hundreds of litres of water an hour down into Binbrook.

4: Access was a concern. Effectively the farm will be split in half. Every field would be affected. We would need ample access for heavy machinery to pass from top to bottom. Access route would have to be at least 50 feet in width if it was to accommodate the machinery that we have. It is simply not acceptable, cost-effective, time efficient or realistic to expect the farmer to D rig equipment and unhitch a combine table or make considerable adjustments because the access is not wide enough. Whitwell access was not an option due to the heavy parking on the rd side there was minimal room for commercial vehicles. The access on Whitwell Hill field from top to bottom is in constant use throughout the day via vehicle and pedestrian who live and work on the farm.

5: We raised the issue that there was a charge on the land. This was for information only and we were not expecting a reply. But you simply can't take away someone's assets when a mortgage is set against it.

The Sadler's offered a guided tour. Due to poor weather it was seen by a vehicle. They said they had 'walked' the route, when Stuart pressed them further, he admitted he hadn't...

Action: SWS to let Austin have grid references and a map of the drains.

CC Jeremy Proctor, for information only

Beth Eaton

From: Rob Sadler <[REDACTED]>
Sent: 14 May 2024 16:01
To: Church, Henry @ London HH; Gullett, Will @ London
Subject: FW: C2C Sadler. without prejudice
Attachments: A Plan A.pdf

External

Dear Henry and Will,

I am responding to several emails received from both of you over the past month since meeting you on the 9th of April. I apologise for the slight delay in responding [REDACTED].

I hope I have covered all the points below:

My fees

Thank you for confirming my fees at [REDACTED] plus VAT. I will not agree to a cap but will notify you when I reach [REDACTED] plus VAT and provide the timesheets to support the claim. There is a great deal to consider as the proposals will be severing the farm, Business Park and 3 family homes. There will also be extensive discussions with St John's College in terms of the rented land and the fees for these separate discussions and negotiations will need to be paid for by your client.

Transport Planner

You and I are not transport planners, therefore the need for an expert to provide technical advice is essential. Given the undulating nature of the land, it is important the landowner is, for example, satisfied with the visibility splays in each direction on all crossing points. Whilst it is a dual busway, presumably there will be cyclists and pedestrians using the route in either direction? We will need assurances the crossings are constructed to an adequate standard in terms of weight loads and wide enough for agricultural machines.

The crossing points will be used on a regular basis by smaller (sit on) lawn mowers, pedestrians, motor vehicles and heavy plant and machinery including heavy rubber tracked machines and I shall assume all crossing points will comply with statutory disability access. I believe there is an ongoing court case with the local authority concerning a death on a local busway and I'm sure you will agree, we need to ensure the route is safe for all to use and that that includes the crossings.

Effectively, any detailed drawings and specification will need to be signed off by our transport planner and this will include reviewing any safety and disability audits. Your client is to be responsible for these reasonable costs. Please confirm.

Clients' fees

[REDACTED]

Greenways

I'm not that close to the Greenways proposals and await to hear from Will in due course. As you say, this is a separate work stream.

Minutes from meeting

As marked on the plan attached (Field A), the landowner will require two passing points please on either side of the field (plan for identification purposes only). The farm machinery travels over headlands avoiding soil compaction and loss of crop within the middle of the field and importantly enables the landowner to continue to farm the land and access the main farmstead/business Park and his place of residence in a convenient and efficient manner. As discussed, on a daily basis the landowner will continue to use these routes throughout construction and long after the busway is operational with heavy farm machinery. These passing points are non-negotiable, and I was surprised this was not covered in the minutes as I raised the point with you twice.

Field B on the plan is owned by St Johns College. Based on two passing points (either side of field A) I suggest a single passing point on the far side of this field. I have used a dotted line for this subject to further discussions and negotiations with the College.

Field C will require a passing point constructed alongside the footpath (running north to south). We welcome further discussions on how this could work in practice moving heavy machinery in and out of the field and across the busway. This is an example of where we would want to take advice from our transport planner to ensure adequate turning circles, visibility splays and specification is appropriate noting there will be buses, cyclists and pedestrians using the busway in either direction and heavy farm machinery, cyclists and pedestrians using the footpath and crossing point.

Drainage

At present we cannot locate the drainage plans and we will continue to look for these. However, we would be happy to walk the land with you to point out the drains. A new comprehensive drainage scheme will need to be designed and approved by the landowners including St John's College and Wallis as their land drains on to my client's land. Perhaps you could arrange a meeting for all landowners to discuss this point please?

We reserve the right to appoint a drainage consultant to ensure the specification is acceptable and no less effective than the current drainage arrangements. It would also be helpful to understand from your client where the water from the busway will drain as the current systems (running through Coton) are at full capacity and the Parish Council has expressed concerns with drainage and flooding issues in the village. There is also a capacity issue with the main drain (ditch) running north to south between fields A and B. My client owns this ditch. The volume of water during a wet period or flash flood from the busway could lead to parts of Coton flooding. It will be helpful to receive your clients calculations and methodology on this particular point. Please note any additional fees relating to a drainage consultant will be your client's responsibility to pay. Please confirm.

Visuals

It was suggested your client could provide photographic visuals of what the busway will look like once completed from various fixed viewpoints. This will explain and inform the landscaping options available including fencing and tree planting. Shall I provide the viewpoints? Please confirm.

Security

It is well documented in the media that joy riding, illegal behaviour and trespassing is a regular occurrence along many busways. What assurances and practical measures can your client give that there will not be any issues on this stretch of the busway?

Family Burial site.

Your client has been made aware that the ashes and final resting place of the landowners' parents are buried (not scattered) within proximity of the proposed route. As requested, the W3W location

is... *Violin. Veal. Stuck*. The exact location will need to be verified and the W3W reference has been provided as a guide.

Understandably my client is anxious and deeply stressed about the busway passing over or anywhere close to the resting place. The location is a special place and the ashes of Mr F and Mrs E Sadler were laid to rest by the local vicar who carried out a religious service at the time. The location will also be the final resting place of the ashes for the landowner and his wife.

I am concerned to hear that various conversations and meetings have taken place over the years between your client and the landowner regarding the sensitive subject of digging up and relocating the ashes and many of these meetings may have occurred without my client having any proper professional support or guardianship at the meetings. Please can you request from your client all minutes and notes from all meetings and calls that have taken place regarding this sensitive issue.

Mr and Mrs Sadler are in touch with the Church who are in full support of leaving the ashes where they are. The landowner respectively requests that the burial site of the ashes and a 50-meter radius (on land owned by my client) always remains untouched.

This issue needs to be handled delicately and with the upmost respect. I have every confidence that proper procedures have been followed by your client and that you will be able to provide sufficient evidence confirming your client has acted appropriately and with compassion regarding these meetings.

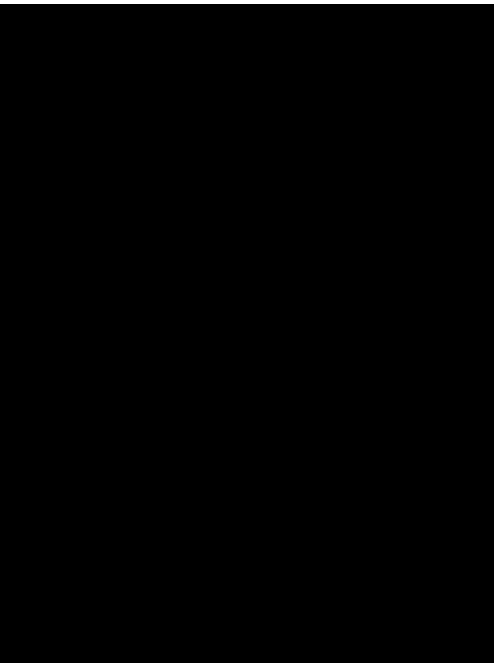
The press has been in touch to investigate the story, but my client does not want further adverse publicity that could lead to further stress and until now has refused to talk to the media regarding the C2C busway.

I have attached below a photo of the location and suggest your client has 21 days to provide all the requested documentation on this most sensitive of issues.

Turning to Will's last email, I can't say I agree that there has been 'full engagement and discussions with landowners along the A1303'. For example, for over 22 years, I have personally owned land (freehold) stretching 100m adjacent to the A1303 opposite Madingley wood and at no one has anyone contacted me regarding any proposals. I'd be happy to provide a land registry plan so your client can check their records and to move this forward, could you please ask your client to provide the evidence of the 'significant physical constraints' referred too along the A1303 from the Madingley Mulch roundabout beyond Junc. 13 of the M11. A landownership plan and the workings of a proposed route detailing inadequate space will be sufficient to explain the constraints you have highlighted.

I look forward to hearing from you soon with answers and information as requested.

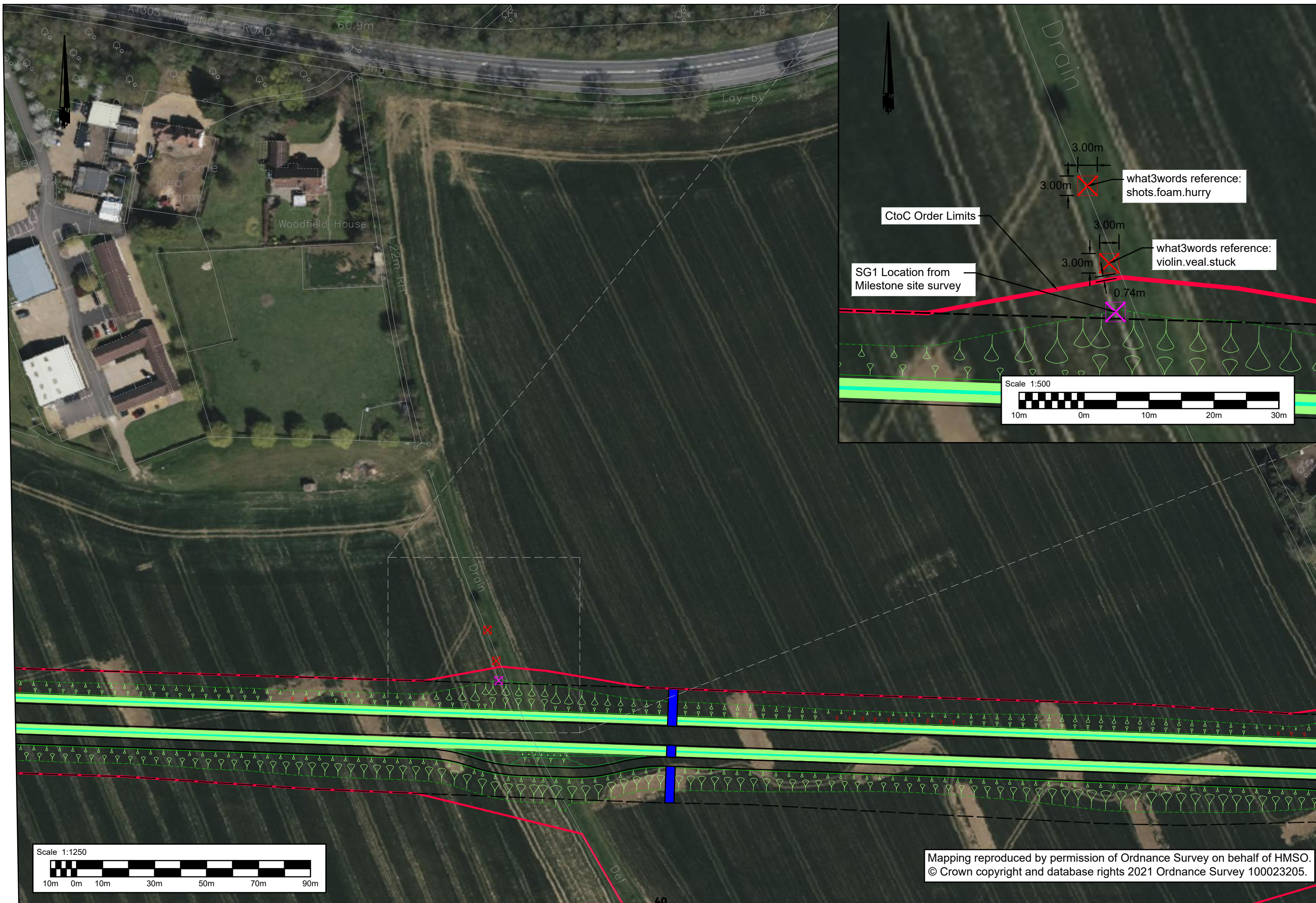
Regards
Rob Sadler



Picture of the burial site of Mr F and Mrs E Sadler.



I Sadler Family Burial Location Plan



J Sadler Engagement & Correspondence Log

DATE	Activity	Parties	Notes
09 Mar 2017	Email from R Sadler	R Sadler, CCC	Note confirming Crome Lea Farmhouse ownership and to send info to residence in Peterborough.
15 Mar 2017	Email from A Shepherd, PM @ CCC	CCC, R Sadler	Response to above email re options.
17 Mar 2017	Email from R Sadler	R Sadler, CCC	Request for options assessment report.
27 Jan 2020	Meeting at Woodfield House	SS, JS and WS & GCP representatives	Austin Nwadike, PM and John, Transport advisor in attendance for GCP. 5 issues raised: <ul style="list-style-type: none"> - Severance of farm (proximity to business park) - Graves - Land drainage - Farm access - Mortgage / loan on land.
29 Mar 2022	Land Interest Questionnaire	WSP, J & W Sadler	LIQ sent to landowners seeking information.
06 Apr 2022	Land Interest Questionnaire 2	WSP, J & W Sadler	LIQ chaser sent following initial LIQ.
06 Apr 2022	Crop Loss response	Bidwells, CBRE	Compensation claim submission
07 Apr 2022	Land Interest Questionnaire Response	J Sadler, WSP	Response from John Sadler requesting formal approach.
21 July 2022	Survey Request	CCC, S Sadler	Survey request – Geophysics & Trenching
26 Aug 2022	Survey Request	S Sadler, CCC	Consent but refer to agent (Bidwells)
15 Sept 2022	Survey Email	CBRE, Bidwells	Licence circulated
23 Sept 2022	Survey Email	CBRE, S Sadler	Licence chaser re no Bidwells response.
01 Dec 2022	Access licence agreed	CBRE, J Sadler	Agreement to allow survey access under licence.
17 Jan 2023	Follow-up contact	CBRE, J Sadler	Email sent following a period of silence.
22 Feb 2023	Proposed heads of terms (HoTs) and valuation shared	CBRE, Bidwells	Included draft agreement for both freehold and tenanted land.
08 Mar 2023	Holding response from Bidwells	Bidwells	Acknowledgement of receipt, no detailed feedback.
08 Aug 2023	Internal note of no reply from Bidwells	CBRE	Noted for file due to lack of response.
07 Sep 2023	Email from R Sadler advising he will now act for family	R Sadler, CBRE	Change in representation.
25 Jan 2024	Landlord Email – Quantum of Land	Savills, Sadlers, CBRE	Note from Savills re surrender offer and dialogue.
23 Feb 2024	Web enquiry re route.	W Sadler, GCP	Web enquiry re plan request
28 Feb 2024	Confirmation re route.	GCP, W Sadler	Confirmation that route has not changed significantly.
12 Mar 2024	Email re Land Acquisition & Design	CBRE, W Sadler	GA & HoTs plan circulated, offer of a meeting.
15 Mar 2024	Acceptance of meeting offer	W Sadler, CBRE	Meeting dates proposed.

DATE	Activity	Parties	Notes
09 Apr 2024	Site Meeting	CBRE, all Sadlers.	J & W Sadler plus R and St Sadler.
10 Apr 2024	Thank you – Site Meeting.	CBRE, all Sadlers.	Thank you for meeting.
16 Apr 2024	Actions from Site Meeting	CBRE, all Sadlers	Minutes and actions outlined.
26 Apr 2024	Email from R Sadler	R Sadler, CBRE	Minutes, fees and next steps.
29 Apr 2024	Email from CBRE	CBRE, R Sadler	Fee cap of £3k set, surveys, claimant time & transport planner
03 May 2024	Confirmation Schedule	WSP, J & W Sadler	Confirmation to confirm no details have changed.
14 May 2024	Email from R Sadler	R Sadler, CBRE	Contents related to: Fees, burial site, crossing points and transport planner.
28 May 2024	Email from R Sadler	R Sadler, CBRE	Further note re human remains
28 May 2024	Email to R Sadler re busway location.	CBRE, R Sadler	Clarity sought on R's on busway location.
28 May 2024	Email from R Sadler	R Sadler, CBRE	Further note re email acknowledgement.
29 May 2024	Email to R Sadler re busway adjustment for burial	CBRE, R Sadler	Clarification sought on preferred direction shift of busway.
29 May 2024	Email from R Sadler	R Sadler, CBRE	Response about moving burial site.
11 Jun 2024	Email from CBRE	CBRE, R Sadler	Response to email 14 May 2024.
03 Jul 2024	Email from R Sadler	R Sadler, CBRE	Request for site meeting.
10 Jul 2024	Email from R Sadler	R Sadler, CBRE	Site meeting chaser.
12 Jul 2024	Email from CBRE	CBRE, R Sadler	Email re alignment and meeting.
12 Jul 2024	Response from R Sadler	R Sadler, CBRE	Response re alignment and meeting
12 Jul 2024	Email from CBRE	CBRE, R Sadler	Response to R Sadler re burial site.
16 Jul 2024	Email from CBRE	CBRE, R Sadler	Meeting dates proposed
17 Jul 2024	Meeting acceptance from R Sadler	R Sadler, CBRE	Meeting date accepted. GCP invited to also attend.
26 Jul 2024	Site Visit	GCP, CBRE & R Sadler	Site marked out.
29 Jul 2024	Email from R Sadler re alignment	R Sadler, GCP & CBRE	Concerns re alignment and proximity to burial reflecting on site visit.
01 Aug 2024	GCP acknowledgement	GCP, R Sadler	Acknowledgement of 29 Jul email.
06 Aug 2024	Electronic Letter from GCP to R Sadler	GCP, R Sadler	Meeting, Burial, CPO possibility and various.
22 Aug 2024	Email from R Sadler	R Sadler, GCP	Marking out on the ground, 6-7m from busway.
16 Sept 2024	Email from R Sadler	R Sadler, GCP	Chaser to 22 Aug email: <ul style="list-style-type: none"> - Burial site - Water main clash - Crossing points - Wallis negotiations progressing but Sadler aren't..... - Coton Parish Council stance
16 Sept 2024	Email to R Sadler	GCP, R Sadler	Holding email response to 16 Sept email

DATE	Activity	Parties	Notes
25 Sept 2024	Email from R Sadler	R Sadler, GCP	Email response re TWAO. MPs cc'd into email.
25 Sept 2024	Acknowledgement from GCP	GCP, R Sadler	Acknowledgement email to R Sadler.
10 Oct 2024	Email to R Sadler – scheme design query	GCP, R Sadler	Response to 16 Sept email
15 Oct 2024	Email from R Sadler	R Sadler, GCP	Alignment, minutes and R Sadler professional background (stating Stuart is a teacher with no property experience).
31 Oct 2024	Revised HoTs issued following site visit	CBRE, R Sadler	Update to reflect site meeting and specific issues raised.
07 Nov 2024	Email requesting various	R Sadler, CBRE	R Sadler discussion points: <ul style="list-style-type: none"> - April meeting minutes - Long leasehold stance - Crossing points - Drawing detail
07 Nov 2024	Draft redline plans shared with notes	CBRE, R Sadler	Clarification of land take.
22 Nov 2024	Updated HoTs issued	CBRE, R Sadler	Further refinement of commercial terms.
27 Nov 2024	Email to R Sadler re issues raised & offer of meeting.	CBRE, R Sadler	Meeting suggestion.
29 Nov 2024	CBRE note confirming ongoing engagement	CBRE	Internal file note of negotiation status.
12 Dec 2024	Response from R Sadler confirming status as without prejudice	R Sadler, CBRE	Formal objection and refusal to engage on commercial terms at this stage.
13 Dec 2024	CBRE reply acknowledging without prejudice basis	CBRE, R Sadler	Maintaining position but confirming open invitation to discuss.
17 Mar 2025	TWAO notification	CBRE, R Sadler	Notification re Statement of Case & email service.
17 Mar 2025	TWAO acknowledgement	R Sadler, CBRE	Response re environmental impact.
18 Mar 2025	Email to R Sadler	CBRE, R Sadler	Acknowledgement of stance.
18 Mar 2025	Response from R Sadler	R Sadler, CBRE	Controversial 1.5km section. Not against busway along road.