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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 to Rebuttal Proof of Evidence

Of

James Franklin MRICS

of CBRE

On behalf of Cambridgeshire County Council

9 September 2025

CBRE Ltd

Planning Inspector Reference: DPI/E0535/25/1

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A Appendix A - Engagement Log

Date	Summary
18 March 2025	Rob Sadler responded to Brendan O'Connor regarding the proposed Cambourne to Cambridge busway. Sadler stated that there are no objections to the full 15km busway, but the 1.5km section between Long Road/Madingley Mulch and the M11 is controversial. Sadler hopes the Statement of Case will recognize the existing road is a better option and that Peter Freeman might take control of the GCP.
18 March 2025	Brendan O'Connor responded to Rob Sadler's email, confirming email service is acceptable. He acknowledged Sadler's perspective on the scheme and committed to passing on the comments to GCP/CCC. O'Connor noted that the comments were likely included in Sadler's objection letter and would be addressed in the Statement of Case.
18 March 2025	Rob Sadler wrote to Brendan O'Connor regarding the Cambourne to Cambridge busway project. Sadler stated that the full stretch is about 15km, with the 1.5km section between Long road/Madingley Mulch and the M11 being the most controversial. Sadler hopes the SoS and inspector will recognize the existing road as the better option. He also hopes Peter Freeman might take control of the GCP.
17 March 2025	Rob Sadler responded to Brendan O'Connor's email regarding the Statement of Case for the CtoC Busway. Sadler found it ironic that the busway could reduce environmental impact and save over £150 million by routing along Madingley Road. He requested O'Connor to pass his comments back to the CCC and specified that this email account be used for further communication.
17 March 2025	Brendan O'Connor of CBRE wrote to Rob Sadler regarding the Cambridgeshire County Council's application for a Transport and Works Act Order for the CtoC Scheme. The Council wishes to serve the Statement of Case via email to reduce environmental impact. O'Connor requested Sadler confirm acceptance of email service and provide the relevant email address, ideally by March 18, 2025, or documents will be sent by post.
17 March 2025	Rob Sadler responded to Brendan O'Connor's email of October 31st, requesting draft minutes from meetings in April 2024 and July 26th for review and sign-off. Sadler confirmed the intention to proceed with a long leasehold disposal and agreed principle terms for S&IA, similar to agreements with other landowners. He also requested clarification on the heads of terms, the delay in providing drawings, and the timing of negotiations. Sadler requested a face-to-face meeting and responses to the points raised.
27 November 2024	Brendan O'Connor responded to Rob Sadler's email regarding the CtoC Busway, addressing points raised and proposing a meeting to discuss terms. O'Connor provided availability for meetings on December 3rd, 4th, 9th, 10th, and 11th, 2024. He attached file notes/minutes from two site meetings and requested Sadler's comments on the heads of terms ahead of the meeting. O'Connor also clarified the leasehold grant position and the inclusion of S&IA in the heads.
27 November 2024	Brendan O'Connor wrote to Rob Sadler to discuss terms related to the CtoC Busway project. He provided several meeting time options via Teams and in person, starting December 3rd, 2024. The email references attachments including "File Note - Site Meeting 9th April 2024 And follow on issues raised.docx," "File Note - Site Meeting 26 July 2024.docx," and "CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans." O'Connor requested Sadler mark up the provided plan and add comments or track changes to the heads of terms.
07 November 2024	Rob Sadler responded to Brendan O'Connor's email of October 31st, requesting draft minutes from meetings in April and July 2024. Sadler confirmed the intention to proceed with a long leasehold disposal and principle terms for S&IA, similar to agreements with other landowners. He questioned the timing of the provided drawings and heads of terms, and requested confirmation that the heads of terms were prepared without legal input. Sadler requested a face-to-face meeting and asked for clarification on several points.

Date	Summary
31 October 2024	Brendan O'Connor of CBRE wrote to Rob Sadler on October 31, 2024, to provide Heads of Terms for an Option Agreement regarding land acquisition for the CtoC project, further to recent discussions. The agreement concerns landholdings of John and Wendy Sadler. The heads propose a freehold acquisition, but they are open to discussing long leasehold options. The attached document details the agreement's structure, including compensation and commitments. O'Connor requested Sadler to review the heads and raise any questions, and offered to arrange another meeting or call.
15 October 2024	Rob Sadler responded to an email regarding the Cambourne to Cambridge busway, providing background information and raising concerns. He stated that the Greater Cambridge Partnership (GCP) had only met with the landowner twice before April 2024, and the minutes from those meetings were incomplete. Sadler requested updated minutes and detailed drawings addressing the burial site and crossing points, as well as draft Heads of Terms
10 October 2024	The sender, Jo Baker, is responding to Mr. Sadler's email of September 16 regarding the Cambourne to Cambridge busway. She clarifies that the preferred route was agreed in July 2021 and the alignment was fixed to enable the EIA process. Baker references previous meetings with Mr. Sadler's family, including meetings in 2020 and 2024, and site visits in 2021 and 2024. She requests more detail regarding the assertion that Mr. Sadler's family is being left behind and states that CBRE will be in touch.
10 October 2024	The Greater Cambridge Partnership (GCP) Project Manager, Jo Baker, is responding to Rob Sadler's email of September 16 regarding the Cambourne to Cambridge busway. The GCP agreed on the Preferred Route in July 2021, which was fixed to enable the EIA process. The alignment was further refined for scheme plans submitted to the Cambridgeshire County Council (CCC)
26 September 2024	Graham sent this email to request that the recipient log the attached correspondence. The attachments include documents related to the Cambourne to Cambridge Busway, including a letter from Whitty to Rayner and other emails. No specific facts or figures are mentioned within the email itself. The sender's only action is the request to log the attachments.
25 September 2024	Tony Taylorson responded to Rob Sadler's email regarding the Cambourne to Cambridge Busway. He acknowledged Sadler's points and questions. Taylorson committed to having his team review the issues and provide a response.
25 September 2024	Rob Sadler wrote to Tony Taylorson and Jo Baker regarding the Cambourne to Cambridge Busway, expressing concern about Taylorson's involvement given his role. Sadler references emails dated September 16th and August 22nd, and notes the attached reply falls short, stating only three meetings occurred over eight years. He requests confirmation if a design freeze has been imposed, and the date it occurred. Sadler attached a letter from Lord Whitty and copied PINS.
16 September 2024	Rob Sadler requested Tony Taylorson and the Greater Cambridge Partnership (GCP) prioritize and fully respond to a letter from Coton Parish Council. He is willing to wait for a comprehensive response to his emails from September 16th and August 22nd until Jo Baker returns from leave. Sadler asked to be informed of Baker's return date.
16 September 2024	Tony Taylorson responded to Rob Sadler's email regarding the Cambourne to Cambridge Busway. He stated that Jo Baker is on leave and the team will prepare a response. Taylorson apologised for the delay in responding to previous correspondence and committed to sending the information as soon as possible.
16 September 2024	Rob Sadler wrote to Jo M Baker on September 16, 2024, to follow up on a previous email from August 22nd, and to raise concerns about the Cambourne to Cambridge Busway project. Sadler highlighted a potential conflict between the busway and the expansion of Madingley reservoir, referencing a report and attached a letter. He also requested an update on the burial sites and the traffic data requested by Coton Parish Council. Sadler asked for confirmation of terms offered to other landowners and offered to meet. Attached were a letter regarding the reservoir and a letter from Coton Parish Council.

Date	Summary
22 August 2024	Rob Sadler responded to Jo M Baker's August 6th letter regarding the Cambourne to Cambridge Busway, referencing a site meeting on July 26th, 2024. Sadler disputes the GCP's handling of the project, including the land take, the family burial site (within 6-7m of the busway), and the omission of a needed access point. He requests a 50m buffer from the burial site, a tree survey, and detailed plans for the Greenways cycle route, and denies access for intrusive surveys until these are provided. He also raises GDPR concerns regarding the heads of terms document and the GCP's approach to other landowners.
06 August 2024	Jo Baker of GCP responds to Rob Sadler's email of 29th July 2024 addressing the issues raised in his correspondence.
01 August 2024	This email from Michaela of the Greater Cambridge Partnership acknowledges receipt of Mr. Sadler's email. The sender indicates that the project team will respond in due course.
29 July 2024	Rob Sadler summarized a meeting held last Friday regarding the busway project, including discussions about the burial site location, access points, and potential routes. He reiterated the landowner's refusal to allow acquisition of the burial site land, requesting a 50m buffer, and questioned the accuracy of a Cambridge Independent article. Sadler requested the GCP confirm several points, including the burial ground's proximity to the busway, plans for an additional passing point, and a tree survey. He also expressed concerns about the project's impact on the green belt, suggesting alternative options.
26 July 2024	Site meeting with CBRE and Sadler Family
24 July 2024	Will Gullett of CBRE responded to Rob Sadler regarding the Sadler family burial site. He confirmed receipt of Sadler's message and expressed willingness to discuss access points. Gullett anticipates a discussion on Friday.
24 July 2024	Rob Sadler confirmed Will Gullett's mobile number. Sadler proposed a follow-up conversation about access points across the proposed route while GCP contractors stake out the busway's width. He suggested a meeting on Friday to address Gullett's queries and discuss the rationale.
17 July 2024	Will Gullett of CBRE responded to Rob Sadler regarding the Sadler family burial site. Gullett confirmed he would send a diary invite and noted instructions for access. The meeting will include Jo Baker from GCP, Gullett, and the survey team. Gullett requested Sadler confirm the best contact number, which he presumed to be 07968 550458.
17 July 2024	Rob Sadler confirms that a meeting time of 11:00 AM on July 26, 2024, works well. He requests that the survey team park in the first carpark on the left upon entering the business park and call his mobile. Sadler also asks if anyone from GCP will be present and states they are welcome to attend.
17 July 2024	Will Gullett sent this email to confirm a site visit and provide instructions. The site visit is scheduled for July 26, 2024, from 11:00 to 13:00 (UTC+00:00) at Crome-lea Business Park, Madingley Road, Cambridge CB23 7PH. Attendees are instructed to
16 July 2024	Will Gullett of CBRE followed up with Rob Sadler regarding a survey of the Sadler family burial site. Gullett's client is available for the survey on either Wednesday, July 24th or Friday, July 26th, with a proposed start time of 11:00 AM. Gullett inquired about parking and meeting arrangements, specifically referencing Crome-Lea Business Park. He requested Sadler's confirmation of the proposed dates.
12 July 2024	Rob Sadler wrote to Will Gullett to confirm his availability to identify the Sadler family burial site location for the survey team. Sadler referenced an image based on dimensions and plans provided by Gullett's client, noting a 7.3m busway, a minimum 3m cycle way, and a 5m central swale. Sadler requested to be informed if the dimensions were inaccurate.
12 July 2024	Will Gullett wrote to Rob Sadler to clarify the location of the Sadler family burial sites for accurate mapping. He requested confirmation of the exact location or identification by a family member upon the survey team's arrival. Gullett's client expressed concerns about the CGI's accuracy and suggested referring to existing plans for factual support.

Date	Summary
12 July 2024	Dear Will/Henry, Many thanks for your email.
12 July 2024	Will Gullett responded to Rob Sadler's email regarding the Sadler family burial site, providing an update on the busway project. Gullett stated the busway's final alignment is subject to detailed design and consent from the Secretary of State, and that the provided What3Words locations are for guidance only. He proposed an on-site visit to accurately locate the burial site and mark the scheme,
#REF!	#REF!
10 July 2024	Rob Sadler requests Will Gullett provide dates for a site measurement related to the Sadler family burial site. Sadler references a news article quoting Gullett's client and disputes the claim of ongoing communication with his client. He has commissioned architects and transport planners to prepare a CGI of the bus route, based on previously provided information. Sadler requests a date and time for the on-site measurement.
03 July 2024	Rob Sadler requested Will Gullett to arrange for the GCP and their consultants to mark the busway development width near the Sadler family burial site. The marking should include a 7.3 m busway (black), a minimum 3 m cycle route (brown), a 5 m central swale (yellow), and landscape buffer strips (red). Sadler requested the landowner and a GCP representative be present
11 June 2024	Will Gullett responded to Rob Sadler's email regarding questions raised on May 14, 2024. Gullett provided further responses to Sadler's questions, which are included in bold within the email. Gullett's email was also copied to Henry Church.
#REF!	#REF!
29 May 2024	Rob Sadler wrote to Henry Church to express concerns regarding the handling of ashes in relation to a proposed busway route. Sadler stated that the family has always opposed relocating the ashes and building near them. He requested that Church's client provide meeting notes and address concerns about an "on road" alternative route. Sadler offered to discuss the matter and indicated he would escalate it if he didn't receive satisfactory
29 May 2024	This email from Henry Church responds to Rob Sadler's previous message regarding the C2C project. Church states they will reply later. He then asks Sadler to clarify whether the route needs adjustment or complete relocation concerning the human remains.
28 May 2024	Rob Sadler wrote to Henry Church and Will Gullett to reiterate his request for information. He referenced his email from May 14th and their acknowledgement of his email from the previous day. Sadler is seeking a "full and proper answer" to the questions posed in his May 14th email.
28 May 2024	Henry Church wrote to Rob Sadler to understand Sadler's position on the proposed busway development. Church inquired whether Sadler's support meant the busway should be located closer to Sadler's house, closer to his parents' house, or not built in the area at all. No attachments were included.
28 May 2024	Rob Sadler wrote to follow up on a previous email from May 14th regarding a response from the Church. He stated that exhumation of human remains requires a license from the Ministry of Justice and written agreement from close relatives, and that the Church's views are significant. Sadler requested a response or acknowledgement of his email from May 14th within the next 7 days.
14 May 2024	This email from Rob Sadler responds to previous communications regarding the C2C project, addressing fees, transport planning, client fees, Greenways, and crossing points. Sadler confirms his fees at £200 plus VAT, with a notification at £3,000 plus VAT, and requests clarification on disability access and client fees. The email also discusses drainage plans, visuals, security
03 May 2024	Rob Sadler responded to Henry Church's email regarding a verification survey access request for Parcel 27. He stated the response was "disappointing but expected." Sadler indicated he might need to defer the walk-over if the weather interferes with spraying.
03 May 2024	Henry Church wrote to Rob Sadler in response to a request for access to a verification survey for Parcel 27. Church stated that a full ecological report will be published, and an informal update will be provided if anything noteworthy is discovered. He also mentioned that a report on each site visit is not produced, and there may be nothing to report from this particular walkover. Church confirmed that any significant observations
03 May 2024	Henry Church is following up on a request for access to conduct a non-intrusive survey. He is awaiting a response regarding the ecology report. The survey team, Jennie Fincham and Chris Porter, will conduct the survey between 9:30 and 11:30. Church requests Rob Sadler's mobile number.
02 May 2024	Rob Sadler responded to Henry Church's email regarding a verification survey access request for Parcel 27. Sadler's email simply states, "If they ask why I would like to receive the report – be sure to tell them ‘why not ?’.... Always needs to work both ways..."

Date	Summary
02 May 2024	Rob I will get answers to your questions Henry Church
02 May 2024	Rob Sadler responded to Henry Church's request regarding a non-intrusive survey for Parcel 27 at Crome-Lea Business Park. Sadler agreed to the survey, contingent on receiving a full copy of the ecology report. He committed to scheduling a window for the inspection despite planned spraying activities. Sadler requested the names of the surveyors and asked that they contact him before arriving on site.
02 May 2024	This email is a request regarding a project survey. The sender asks if the project can "undertake this survey" on "8 May." No other details are provided.
29 April 2024	Henry Church responded to Rob Sadler's email regarding the CtoC Busway. Church agreed to a fee of £200+VAT with a cap of £3,000 for Sadler's surveying and professional advice, requesting time sheets. He also asked for clarification on the rationale for hiring Elliot Page and deemed £75/hr for claimant time unreasonable, suggesting £30/hr. Church confirmed a tariff-based system for surveys and noted that Will's team would contact Sadler about Greenways intrusive surveys.
29 April 2024	Henry Church responded to Rob Sadler's email regarding the CtoC Busway. Church agreed to a fee of £200+VAT for Sadler's surveying and professional advice, with a cap of £3,000, requiring time sheets. Church requested clarification on the rationale for hiring Elliot Page and deemed the £75/hr claimant time unreasonable, suggesting £30/hr. He also noted that WSP would contact Sadler's team about intrusive surveys for the Greenways.
27 April 2024	Henry Church responded to Rob Sadler's email. Church stated he is taking instructions. No further details, figures, dates, locations, decisions, requests, commitments, next steps, deadlines, or attachments were mentioned.
27 April 2024	Henry Church of CBRE responded to Rob Sadler's email regarding the CtoC Busway. Church stated he is taking instructions. He provided his contact information, including a phone number.
26 April 2024	Irina Ferreira responded to Rob Sadler's email regarding a verification survey access request for Parcel 27. She stated that all requests should be directed to CBRE. No specific dates, figures, or deadlines were mentioned in the email.
26 April 2024	Rob Sadler wrote to Henry Church and Will Gullett following a meeting a couple of weeks prior. He will address meeting minutes next week, clarifying passing points, road access, and CGI requests. Sadler's fees are £200/hour plus VAT, with invoices every 8 weeks, payable within 30 days. He requests information on invoicing procedures and PO numbers, and asks them to consider a tariff for landowner costs.
26 April 2024	Will Gullett wrote to Wendy and Rob on April 26, 2024, following up on a meeting from April 9th regarding the CtoC Busway project, land acquisition, and design plans. He provided information from the GCP regarding the bus route, including assessments of various options considered over the past decade, and the rationale for the chosen route. Gullett is awaiting a response on crossing points and will follow up. He also included the GCP's response to a bus stop request and will follow up with Heads of Terms.
26 April 2024	Rob Sadler wrote to Henry Church and Will Gullett following a meeting a couple of weeks prior. He will provide feedback next week on the meeting minutes, specifically regarding passing points, road access, and CGI requests. Sadler's fees are £200/hour plus VAT, with invoices issued every eight weeks, payable within 30 days, and accompanied by a timesheet. He also requests information on invoice procedures and PO numbers, and asks them to consider a tariff for landowner costs.
25 April 2024	Rob Sadler wrote to Irina Ferreira to clarify the process for access requests related to the proposed busway. He stated he is representing the landowners as land agent. He requests that all access requests be made through Henry Church and his team. Sadler will contact Henry Church tomorrow to discuss recent matters and agree on a fee structure.
25 April 2024	Irina Ferreira requested access to parcel 27 for a non-intrusive walkover survey related to the Cambourne to Cambridge EIA. The survey, involving two ecologists, aims to validate habitat conditions, comparing them to previous surveys conducted between 2019 and 2022. The survey is scheduled for May 8, 2024. Recipients are asked
16 April 2024	Will Gullett wrote to Wendy and Rob, referencing a prior email about land acquisition and design plans. He attached meeting minutes from last week and a time recording template for Rob. Gullett requested confirmation of the What3Words location of the ashes and will respond shortly regarding actions from his side.

Date	Summary
10 April 2024	Will Gullett wrote to Wendy and Rob to thank them for their time at a meeting. He stated the meeting was productive. Gullett committed to circulating meeting minutes as soon as possible.
09 April 2024	Site meeting with CBRE and Sadler Family
25 March 2024	Henry Church from CBRE is requesting a meeting with Wendy regarding land acquisition and design plans for the CtoC Busway project. He proposes a meeting on April 9th at approximately 10:30 or 11:00 AM. Church and his team are willing to meet at Wendy's house.
18 March 2024	Henry Church responded to Wendy's email regarding land acquisition and design plans for the CtoC Busway project. He stated he would speak to his client. Church will follow up with Wendy regarding availability.
15 March 2024	Wendy Sadler responded to Henry Church's email regarding land acquisition and design plans. She requested a meeting instead of a phone call. Sadler is available on Tuesday, Thursday, and Friday mornings and asked to arrange a meeting.
12 March 2024	Brendan O'Connor wrote to Mrs. Sadler in response to her request for details on the CtoC busway plans. The email includes three attachments: a HoT plan outlining land acquisition areas (pink, green, and blue), a general arrangement plan with design details, and a schedule of plot ownership and areas. O'Connor apologized for a communication lapse and requested Mrs. Sadler review the plans, then suggest times for a call to discuss the proposal, including whether her agent will attend and if she has access to MS Teams.
03 May 2024	WSP, on behalf of the Greater Cambridge Partnership (GCP), is contacting John Sadler to confirm land interests related to a proposed bus link between Cambourne and Cambridge. The scheme includes a busway, service road, and travel hub. Sadler is asked to review and complete the enclosed "Request for Confirmation Questionnaire" and plan(s) showing the land extent. The completed documents should be returned to WSP by 27/05/2024 via email or post.
28 February 2024	This email from the Greater Cambridge Partnership acknowledges a prior contact from Wendy. Michael confirms that CBRE, the partnership's land agents, will contact Wendy soon to schedule a call. CBRE will also send Wendy a map, as requested.
28 February 2024	Wendy Sadler wrote to the Greater Cambridge Partnership to request an updated plan, as she had not received one. She referenced a plan seen at Savills' office. Sadler also requested a phone call to discuss passes.
23 February 2024	This email forwards an inquiry from the Cambridgeshire County Council Contact Centre regarding the Greater Cambridge Partnership's Cambourne to Cambridge project. Mrs. Wendy Sadler, Contact ID CON-223360, is requesting a map of the new bus route, specifically concerning Cromley Farm/Maddingley Mulsh. She has concerns about the route and the placement of bus passes. The customer would like a call on 01954211563.
04 December 2023	Email & Letter from GCP notifying the Sadlers of progress towards submission of a Transport & Works Act Order
16 November 2023	Letter to Landowners re progress of the CtoC Transport and Works act order and introduction of CBRE as agent.
23 August 2023	Irina Ferreira sent this email to Jeremy Procter to provide a remittance. The attached document is for future reference. No specific figures, dates, locations, decisions, requests, commitments, next steps, or deadlines are mentioned in the email.
17 August 2023	James Franklin from CBRE wrote to Jeremy Procter to confirm a payment. Franklin stated that the payment would be processed and Procter would be notified upon completion. No specific figures, dates, locations, or attachments were mentioned.
17 August 2023	Jeremy Procter responded to James Franklin's email regarding GCP - Sadler. Procter confirmed the accuracy of information provided in the prior email. No specific facts or figures were mentioned in this reply. There were no requests, commitments, or deadlines.
17 August 2023	James Franklin wrote to Jeremy Procter to confirm or obtain correct account details for a payment to Mr. Sadler. Franklin will be on leave starting Friday. He requested that Procter confirm the details or forward the request to Stuart Sadler, copying all recipients in any response.
14 August 2023	Louise Newton wrote to James Franklin, with Henry Church, Irina Ferreira, and Jeremy Procter copied, regarding the GCP - Sadler matter. She stated that Jeremy Procter will respond, returning to the office on Wednesday. Newton requested Franklin to notify her of any urgent matters.
14 August 2023	James Franklin from CBRE wrote to Louise Newton to update contact information. He received an out-of-office reply from Samuel, who has left Bidwells, and included Newton's contact details. Franklin requested Newton confirm the client account details for Sadlers.

Date	Summary
11 August 2023	James Franklin wrote to Samuel Nobbs regarding payment to J & WR Sadler. Franklin stated that GCP will pay directly, and the client will pay the VAT element. The total due is £6,003.35, including crop loss, remedial works, fencing, and professional fees. Franklin requested confirmation of the provided account details for J & WR Sadler.
03 August 2023	Samuel Nobbs responded to Henry Church on August 3, 2023, regarding GCP - Sadler. The email contained no specific facts, figures, or requests. There were no attachments.
03 August 2023	Henry Church responded to Samuel Nobbs regarding GCP - Sadler. He confirmed receipt of the message and stated he would follow up on the payment. Church will be out of the office from September 8 to 11 and October 25 to November 2.
03 August 2023	Samuel Nobbs wrote to Henry Church to clarify the inclusion of fees in a claim settlement. He stated that the fees are included in the invoice and can be removed from the claim. Nobbs requested an update on when the claim settlement, excluding professional fees, will be agreed upon by Church's client.
03 August 2023	Henry Church wrote to inquire about professional fees included in a claim settlement. He noted the settlement included £400 for professional fees, itemized as £240 for a surveyor and £160 for an assistant surveyor. Church asked if the fees referenced were in addition to the original settlement and requested the dates of the actions. He also noted he would be away from Sept 8 to 11 and Oct 25 to Nov 2nd.
03 August 2023	Samuel sent this email to Henry to forward an invoice to GCP for payment. The email includes an attached invoice, as discussed previously. Samuel requests that Henry send the invoice to GCP.
02 August 2023	This email from Henry Church, Senior Director at CBRE, is a follow-up regarding an invoice. Church requests Samuel to address the email as he did the previous invoice. The email contains no further information, figures, dates, or deadlines.
02 August 2023	This email responds to a previous message. The sender confirms they will take action. The sender inquires whether the "payable by address" should be set to GCP. The sender also notes the farm business is VAT registered, but the land is not opted.
02 August 2023	Henry Church requested Samuel to send an invoice addressed to Samuel's clients and to confirm their VAT status. The email provides Henry's contact information, including his title as Senior Director at CBRE and phone numbers. No specific dates, figures, or other details are mentioned in this email.
02 August 2023	This email from the sender to Henry provides a work-in-progress (WIP) document for review. The sender confirms they have no problem with the New Zealand (NZ) matter. The sender requests Henry review the attached WIP document.
01 August 2023	Henry Church wrote to Samuel to follow up on a previous email. He requested a timesheet from Samuel to review and make a recommendation. Church apologized for not finding Samuel a job in New Zealand. No attachments, commitments, next steps, or deadlines were mentioned.
01 August 2023	Samuel wrote to Henry to finalize matters before leaving Bidwells. He stated that the work in progress (WIP) for the Sadler job currently totals £1,340.74, including expenses. Samuel's goal is to clear his time for the Sadler job. He did not mention any requests, commitments, next steps, or deadlines.
23 June 2023	Samuel confirmed Henry's statement. No specific facts, figures, locations, decisions, requests, commitments, next steps, or deadlines were mentioned. There were no attachments referenced.
22 June 2023	This email from Henry Church seeks clarification regarding Jeremy's role after Samuel's upcoming travels. Church asks if Jeremy will assume responsibility for Samuel's tasks. The email does not mention any specific projects, dates, or deadlines. There are no attachments referenced.
04 June 2023	James Franklin sent this email to Jo M Baker to provide an update on a crop loss claim. He received a claim regarding damage to fields and fencing at Crome-Lea Farm. Franklin spoke with Samuel, who is gathering evidence. Franklin requested a meeting about land take within the next two weeks. The email includes an attachment titled "Crome Lea Crop Loss Claim - Apr 2023.xlsx".

Date	Summary
04 June 2023	Samuel Nobbs wrote to James Franklin on April 6, 2023, to detail crop loss compensation required at Crome-Lea Farm due to archaeological trenching. The claim includes compensation for crop loss, remedial works, fencing repair, and professional fees, totaling £4,424.61 in Year 1, and £509.95 in both Years 2 and 3. Nobbs has enclosed a copy of the full workings for Franklin's review.
02 June 2023	Samuel wrote to Henry to acknowledge receipt of information and to express a desire to finalize crop loss claims. He did not provide any specific figures, dates, locations, or decisions. Samuel requested that the crop loss claims be closed out. No attachments were mentioned.
02 June 2023	Henry Church wrote to Samuel to explain a delay in the recommendation process. He stated that the process with his client is taking longer than anticipated. No specific dates, figures, locations, decisions, requests, commitments, next steps, or deadlines were mentioned. There were no attachments referenced.
02 June 2023	This email from an unknown sender to Henry is a follow-up regarding a previous communication. The sender is requesting an update on a topic mentioned in a prior email, which is not included in this message. No specific facts, figures, dates, locations, or decisions are mentioned in this email. The sender makes no requests, commitments, or mentions of next steps or deadlines.
05 May 2023	Henry Church wrote to Samuel Nobbs in response to a previous email. Church stated he is coordinating with his client on all points. No specific facts, figures, dates, locations, decisions, requests, commitments, next steps, or deadlines were mentioned in this email.
05 May 2023	Samuel Nobbs responded to Henry Church's email, confirming Overhall Farming as the contractor. Nobbs anticipates his client might agree to a private treaty sale if terms are suitable, though he has not yet received instructions. He confirmed a crop loss claim of £5,062.61 plus fees. Nobbs attached an example of fencing and requested Church confirm the claim with GCP.
05 May 2023	Henry Church wrote to Samuel Nobbs following their Wednesday meeting to discuss the GCP-Sadler scheme. Nobbs explained details about Crome Lea Farm, including its tenants and the land's division. They discussed a crop loss claim of £5,062.61, which both parties are willing to recommend. Church requested details about the "X fence" and will confirm the TWAO date when available.
25 January 2023	James wrote to Ray to request confirmation from Mola regarding who will pick up the key. He needs this information to inform the relevant parties. No specific dates, locations, or other details are mentioned in this email. There are no attachments.
25 January 2023	Ray wrote to James to inform him that he has forwarded the information to the MOLA PM and PO. Ray will share the SoC as soon as possible. The MOLA team planned a site visit for tomorrow and hopes to gain site access on Friday.
25 January 2023	James wrote to Ray to discuss the Statement of Condition (SoC) for upcoming works. James requested that Mola/WSP collect the key tomorrow morning, complete the SoC in the afternoon, and send it to him for forwarding to Samuel. He expects the SoC to include numbered photos with plan references. James asked Ray to confirm and to notify him of any delays.
25 January 2023	Samuel wrote to James to confirm access to a site, as per the license agreement. Access, beginning Friday, is conditional on receiving the schedule of condition in advance. The access point is off the Madingley Road (A1303), and the key must be collected from Mr. Sadler's home before Friday.
24 January 2023	James wrote to Samuel to provide an update on fieldwork. The fieldwork duration is estimated at 8-9 days, contingent on archaeological findings and trench depth. James mentioned the team is backfilling at a nearby field and access will likely be needed on Friday. He requested information about access.
24 January 2023	Samuel wrote to James to follow up on a client's potential access preference. He is awaiting confirmation from Stuart Sadler regarding the access point off the A1303. Samuel requested James confirm the duration of his contractors' on-site presence.

Date	Summary
24 January 2023	James wrote to Samuel to inquire about the status of a client conversation. He asked Samuel to confirm if the client approved progressing later in the week and to provide the access point. James anticipates a response from Samuel.
20 January 2023	James wrote to Samuel to confirm site access details for the team's visit on January 26th and 27th. He believes access is via a locked gate from Whitwell Way, referencing the location using ///tame.groups.fans . James requested Samuel confirm this with Mr. Sadler.
18 December 2022	Samuel wrote to James to request an update on fees. He stated he would forward James's previous message to his client. Samuel requested the fee update and ended the email.
16 December 2022	James sent this email to Samuel to provide a remittance form for Mr. Sadler's license fee. The attached form is for payment of the fee, which is due in the next few working days. James also stated he would provide an update on Bidwells fees soon.
13 December 2022	Samuel Nobbs sent this email to James Franklin to follow up on a previous agreement. He confirmed the details for payment to Mr. Sadler. Nobbs attached an invoice and requested that payment be arranged.
12 December 2022	James Franklin sent the final signed version of a license, which had an error on page 9, as an attachment. He offered to replace page 9 if needed. Franklin stated that payment for Mr. Sadler could be made without an invoice, providing contact and bank details. He requested confirmation if any of the provided details were incorrect.
08 December 2022	Samuel Nobbs responded to a request for information regarding a non-intrusive survey. The email provides the address for Crome-Lea Farm, Woodfield House, Madingley Road, Coton, Cambridge, CB23 7PH, and identifies J & WR Sadler trading as Crome-Lea Farm. It also includes the sort code 20 17 19
07 December 2022	Samuel Nobbs responded to James Franklin's email regarding non-intrusive survey access. He stated he requested the information from his client. He also confirmed receipt of the purchase order and indicated an invoice would be raised. No attachments were mentioned.
07 December 2022	James Franklin wrote to Samuel Nobbs to confirm details for a purchase order (PO) related to fees. He referenced a previous email from September 29, 2022. Franklin requested confirmation of details so a PO could be raised for Sadler, referencing PO number 31300095361.
05 December 2022	James Franklin wrote to Samuel Nobbs, Jeremy Procter, and others on December 5, 2022, to gather information for processing invoices. He requested the name, address, and value for Sadlers to set them up as a supplier. Franklin stated that Bidwells is already a supplier and their fees will be processed, with a purchase order to follow.
05 December 2022	Samuel Nobbs responded to James Franklin regarding a non-intrusive survey access request from September 29, 2022. He confirmed that Sadlers can invoice. Nobbs stated that Bidwells will raise their fee for the license and will provide it later.
02 December 2022	James Franklin responded to Samuel Nobbs regarding a non-intrusive survey access request from September 29, 2022. Franklin stated they would sign the document "ASAP" and is obtaining a purchase order for invoicing. He inquired whether Sadler or Bidwells would handle the invoice.
02 December 2022	Samuel Nobbs sent this email to James Franklin to follow up on a previous email regarding non-intrusive survey access. He enclosed a signed license. Nobbs inquired whether Franklin's client requires an invoice for the initial license fee.
01 December 2022	Samuel Nobbs responded to James Franklin regarding non-intrusive survey access from September 29, 2022. He confirmed the document is with the Sadlers for signing. A PDF of the unsigned final version is attached.
01 December 2022	James Franklin wrote to Samuel Nobbs to confirm the non-intrusive survey access. He confirmed the request and asked Nobbs to amend and progress with signatures. Franklin requested a copy of the final version and stated that Cambridgeshire County Council (CCC) needs to sign the PDF version after Nobbs' client.
01 December 2022	Samuel Nobbs is responding to James Franklin regarding a non-intrusive survey access request from September 29, 2022. Nobbs' client requested two changes to the agreement: modifying clause 4.4.8 and adding a new clause regarding gate damage repair. Nobbs asks if these changes are agreeable, stating he will edit the license and send it for signing if

Date	Summary
30 November 2022	James Franklin wrote to Samuel Nobbs following a phone conversation to amend an agreement. Franklin revised the agreement to include £500 for loss or damage. He provided a clean version of the agreement for Nobbs to send to his client for review and sign-off.
30 November 2022	James Franklin wrote to Samuel Nobbs in response to Nobbs's reply regarding a non-intrusive survey access request from September 29, 2022. Franklin accepted the proposed changes regarding damage to access routes, requiring a schedule of condition. He proposed a letter from the County Council/GCP to cover potential gate-related costs up to £500,
25 November 2022	Samuel Nobbs responded to James Franklin regarding non-intrusive survey access. He attached a license with comments and will check with the farm manager if an end date of "28th February" impacts farming operations. Nobbs also provided a plan showing the location of family ashes and the access route. He suggested a Teams meeting as a starting point.
24 November 2022	James Franklin wrote to Samuel Nobbs in response to a previous email regarding a non-intrusive survey. Franklin stated that the agreement with St Johns ends on "31 December," necessitating work on the leased land before that date. He requested an updated license and a location plan for the burial area. Franklin offered to arrange an initial Teams call with Nobbs' client.
24 November 2022	Samuel Nobbs wrote to James Franklin on November 24, 2022, regarding non-intrusive survey access. Nobbs will update the license and send an updated copy shortly, focusing on items like rectifying damage. He requested information about Franklin's agreement with St Johns. Nobbs' client wishes to make Franklin aware of a family burial area and would like to meet
22 November 2022	James Franklin wrote to Samuel Nobbs to follow up on a meeting and land plans. He inquired about the outcome of Nobbs' meeting with his client and whether he reviewed the land plans Franklin sent. Franklin requested a response and did not specify any deadlines.
18 November 2022	James Franklin wrote to Samuel Nobbs following a conversation about a non-intrusive survey. The license fee increased to £750, the end date was moved to the end of February, and the ability to claim for drainage damage was included. Franklin requested a copy of the drainage plan and attached a land requirement and plot list for the C2C scheme, with the intention to submit a Transport and Works Act order in Q2
17 November 2022	Samuel Nobbs is following up on a request for non-intrusive survey access. He states that the request is with Mr. Sadler for approval. Nobbs will report back as soon as possible.
16 November 2022	James Franklin wrote to Samuel Nobbs to follow up on a request for non-intrusive survey access. The original request was made on September 29, 2022. Franklin asked Nobbs to expedite the process so that contractors could be confirmed for site access.
16 November 2022	Samuel Nobbs responded to James Franklin regarding non-intrusive survey access from September 29, 2022. He confirmed the details were acceptable and stated he would provide a copy to Mr. Sadler, pending final client approval. Nobbs indicated he would likely action this tomorrow, November 17, 2022, due to meetings.
11 November 2022	James amended the licenses and included the plans previously sent to Samuel. He requests Samuel confirm the licenses are correct and can be forwarded to his client. James provided one license in track changes and another in a clean format. He asks Samuel to contact him with any issues.
11 November 2022	Samuel responded to James's email after returning from study leave. He requested James finalize the license with the enclosed plans for signing. Samuel will then send the documents to Mr. Sadler for a final review. No deadlines or specific dates were mentioned.
11 November 2022	James wrote to Samuel to follow up on a previous email. He inquired whether the plans were sufficient or if Samuel had enough information to get them approved by his client. James expressed a desire to finalize the matter quickly, as contractors are waiting. He did not mention any attachments, commitments, or deadlines.
04 November 2022	James sent this email to Samuel to share attached plans. The email references plans with areas and offers to provide "clean plans" if needed for a license. James requests Samuel to review the plans and is available to discuss them afterward.
01 November 2022	Samuel wrote to James to inquire about a drafted plan from a non-intrusive survey, specifically to define the license area boundary. He noted that the current draft license lacks a total area figure and needs an agreed-upon access route. Samuel stated that these outstanding points must be addressed before his client can sign the license.
27 October 2022	James wrote to Samuel because he hadn't received a trenching plan beyond what's in the draft license. He will check if a plan was drafted after the non-intrusive survey. James asked Samuel if his client agreed to complete the license.

Date	Summary
24 October 2022	This email from Samuel provides feedback on James's email. Samuel's only action is to add comments in red to James's original message. There are no specific dates, figures, locations, decisions, requests, commitments, next steps, or deadlines mentioned in this brief email exchange. There are also no attachments.
21 October 2022	James wrote to Samuel to follow up on payment timing, crop loss, and fees. James confirmed they would aim for the agreed-upon payment timeline but noted potential delays. He requested a plan and client instructions, and suggested a fee cap. James will be on leave until Thursday.
21 October 2022	Samuel responded to James' comments, which were received after Samuel's out-of-office message. Samuel's comments are in red below James' original text. Samuel is available to discuss the comments today. Any negotiated license agreement will be submitted to the client for final approval.
17 October 2022	A letter from GCP to Mr John Sadler providing an update on the CtoC project and a board decision to seek County Council approval to submit a Transport & Works Act Order to the Department for Transport and expressing a desire to progress discussions to secure land by agreement.
11 October 2022	James responded to Samuel's email to address queries and amendments. He clarified that the first intrusion refers to a single pit and agreed to a payment term of ten working days. James also agreed to retain the word "reasonable" in the agreement and set a maximum fee of £750 plus VAT, with hourly rates of £110 for himself and £200 for Jeremy for additional
04 October 2022	Samuel sent this email to James to share his comments on a license agreement. He attached a copy of the agreement with his feedback. Samuel requested that James review the document and respond with any questions.
28 September 2022	This email from the sender, whose name is not mentioned, is a response to Samuel. The sender acknowledges Samuel's confirmation and anticipates discussing a license. The sender will notify Samuel of any issues. No specific dates, figures, or attachments are mentioned.
28 September 2022	Samuel wrote to James to confirm access for a non-intrusive walkover survey. The contractor is instructed to park in the village and walk onto the land; access through Crome-Lea Business Park is prohibited. Samuel is available tomorrow for further questions.
28 September 2022	Samuel wrote to James to follow up on a planned access visit. He inquired whether the access was completed on the 26th, as originally scheduled. Samuel's email was sent on behalf of Jeremy Procter, and he was assisting with the scheme. No attachments were included or referenced.
28 September 2022	This email is a follow-up to a previous conversation. The sender is providing the name of the owner, Stuart Sadler, whose contact details are in the email chain below. The sender requests help. No deadlines or next steps are mentioned.
28 September 2022	Dan wrote to request the name of the landowner. He seeks this information to determine potential actions. No other facts, figures, dates, locations, decisions, requests, commitments, next steps, or deadlines are mentioned. There are no attachments.
27 September 2022	James wrote to Daniella and Becky to request assistance in contacting Jeremy Procter. He needs Jeremy to facilitate a geotechnical survey at a site where contractors are currently present. James asks if Jeremy can be contacted and if he can make contact. No attachments were included.
23 September 2022	James wrote to Stuart because he hadn't received a response from Jeremy regarding a geophysical survey. The survey is scheduled for plot 27 on Monday and plot 29 on Tuesday of next week. James requested access instructions for the survey team, referencing an attached plan showing the locations.
23 September 2022	Stuart wrote to James to clarify access procedures. Stuart will call the agent on Monday to discuss the matter. Access is permitted only through the main farm entrance gate, which is locked. Stuart will await Jeremy's advice on the gate.
23 September 2022	Stuart from Crome-lea Business Park responded to James Franklin's inquiry about access for a geophysical survey. Franklin requested access details for a survey scheduled for plot 27 on Monday and plot 29 on Tuesday. Stuart stated he would contact his agent on Monday to discuss access, which will be permitted only through the main farm entrance gate. Access through Crome-Lea business park is prohibited.
22 September 2022	James is following up on a previous email to Jeremy. He states that the geophysical survey is proposed for September 26-30, with the specific day to be confirmed soon. James requests Jeremy's preferred point of access to the field, as agreed upon by Stuart. He also asks for a response regarding the attached license.

Date	Summary
15 September 2022	James is contacting Jeremy at the request of Irina at Greater Cambridge Partnership (GCP) to arrange land access for surveys. He references permission from Stuart Sadler for a geophysical survey and requests Jeremy's input regarding archaeological trial trenching on plots 27 and 29 between November 1 and December 31, 2022. The attached documents include a location plan, schedule of
26 August 2022	Stuart Sadler wrote to state that permission is granted, but all future requests must go through his agent, Jeremy Procter at jeremy.procter@bidwells.co.uk. Sadler is located at Crome-Lea Business Park. No other details are provided in this message.
18 August 2022	This email from C2C follows up on a survey request. The sender asks Mr. Sadler to respond if there are any issues or if he requires further information. The email was sent on August 18, 2022, at 2:44 pm.
21 July 2022	Irina Ferreira requests access to land rented to St John's College for geophysics and trenching surveys in support of the Cambourne to Cambridge EIA. The initial survey involves one surveyor assessing access, taking photographs, and field notes. The archaeological geophysical survey will use a single operator with equipment on a cart, with minimal crop damage expected. Ferreira requests to carry out the work in September and asks
16 May 2022	Environmental impact assessment consultation - 16 May 2022 - 11 July 2022. The purpose of the consultation was to seek feedback on the preferred route alignment and to help identify and assess the impact of the scheme on the local environment and landscape. The consultation included a leaflet letter drop to all addresses within a defined area around the route including crome lea farm.
07 April 2022	John Sadler responded to Bailey Bonnington regarding the Greater Cambridge Partnership C2C Scheme. Sadler stated that Crome-Lea would not provide information until formally approached. Upon being formally approached, Crome-Lea will appoint an agent to handle the matter.
06 April 2022	Bailey Bonnington from WSP, on behalf of the Greater Cambridge Partnership, is following up on Land Interest Questionnaires (LIQs) sent on 29 March 2022 regarding the Cambourne to Cambridge (C2C) project. The C2C project proposes a new public transport route. The email requests information about land interests within the potential development area. Attached are the LIQs for John Sadler (70086660-LIQ-20220329-2981869) and Wendy Read Sadler (70086660-LIQ-20220329-2981885).
29 March 2022	WSP, acting as land referencing consultant for the Greater Cambridge Partnership's Cambourne to Cambridge (C2C) project, is contacting John Sadler to confirm land interest. The C2C project proposes a new public transport route linking Cambourne to Cambridge. The letter encloses a Land Interest Questionnaire (LIQ) and plan(s) for review. Sadler is requested to complete, sign, and return the LIQ and plan(s) to WSP by April 29th, 2022, via email or post.
29 March 2022	WSP, acting as a land referencing consultant for the Greater Cambridge Partnership, is contacting Wendy Read Sadler regarding the Cambourne to Cambridge (C2C) project. The purpose is to confirm land interest information for the Environmental Impact Assessment stage. The email includes a Land Interest Questionnaire (LIQ) and plan(s) for review and completion. The recipient is requested to return the signed LIQ and plan(s) by April 29, 2022, via email or post.
27 January 2020	This email summarizes a meeting held on Monday, January 27th at Woodfield House between project managers and the Sadler family regarding the proposed bus lane. The Sadler family raised five concerns: trespass, the location of Frank and Eileen Sadler's ashes, drainage reinstatement, farm access, and a charge on the land.
04 February 2019	Phase 2 consultation (Cambourne to Madingley Mulch roundabout) - 4 February 2019 - 31 March 2019 which looked in more detail at the preferred route between Cambourne and Madingley Mulch roundabout. It included the latest proposals for the Park & Ride site options at the Waterworks site and Scotland Farm. The consultation included a leaflet letter drop to all addresses within a defined area around the route including crome lea farm.
13 November 2017	The Cambourne to Cambridge: Better Bus Journeys consultation ran from 13 November 2017 and 29 January 2018. This consultation considers Phase 1: a bus, cycling and walking route from a Park & Ride site to the west of Cambridge and a dedicated bus route into the city. Phase 2, a route in the area from Cambourne to a Park & Ride site, is anticipated to follow next year. This consultation followed a consultation on initial ideas for Better Bus Journeys between Cambourne and Cambridge, which took place in autumn 2015. The consultation included a leaflet letter drop to all addresses within a defined area around the route including crome lea farm.
03 September 2017	Rob Sadler, the owner of Crome Lea Farm House, wrote to state he had not received prior correspondence regarding the Cambourne to Cambridge Busway proposals. He provided his mailing address as Gores Farmhouse, Whittlesey Road, Thorney, Peterborough PE6 0RF, for future correspondence. An attached plan of his property was included.

Date	Summary
17 March 2017	Rob Sadler wrote to Adrian Shepherd to request a copy of the options assessment report regarding the Cambourne to Cambridge proposed Busway. Sadler also provided a plan of his ownership and trust. He requested advance warning if access to the plan was needed for topographical purposes.
15 March 2017	Adrian Shepherd wrote to Rob Sadler regarding Sadler's property interest at Crome Lea Farm House, Madingley Road, concerning the Cambourne to Cambridge Busway project. The City Deal Executive Board agreed on October 13th, 2016, to explore a segregated busway and asked officers to report back in July 2017. Shepherd will telephone Sadler to discuss the matter further and provide preliminary design plans.
12 October 2015	The Better Bus Journeys consultation took place from 15 October 2015 to 23 November 2015 and centred on six high-level options for bus infrastructure improvements along the Cambourne to Cambridge corridor. The consultation included a leaflet letter drop to all addresses within a defined area around the route including crome lea farm.

Correspondence Extract – Sadler Engagement Record (OBJ/102)

This document contains individual extracted emails and letters referenced in the Applicants Engagement Log (Appendix A of CD26-01-APP-W7-4) relating to the engagement between the Applicant and the Sadler family.

Ref No: Email 1

From: Rob Sadler <rsadler@mandsestates.com>

Sent: 18 March 2025 11:52

To: O'Connor, Brendan @ London HH

Subject: RE: CtoC Busway- RW Sadler: Service of the Statement of Case

External

Hi Brendan,

As far as I know, no one is objecting to the idea of a busway from Cambourne to Cambridge – including me. The

full stretch is about 15km, but its really the 1.5km section between Long road/Madingley Mulch and the M11

that's causing all the controversy.

Hopefully the SoS and inspector will recognise that this particular section doesn't offer good value for money

and that using the existing road was always the better option. Getting bus's running sooner and saving

hundreds of millions must be the key objective and with any luck Peter Freeman might step in and take control

of the GCP.

I appreciate the touch job you and your team all have on your hands.

Regards

Rob

Ref No: Email 2

From: Rob Sadler <rsadler@mandsestates.com>

Sent: 18 March 2025 17:22

To: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>

Subject: RE: CtoC Busway- RW Sadler: Service of the Statement of Case

External

Hi Brendan,

As far as I know, no one is objecting to the idea of a busway from Cambourne to Cambridge – including me. The full stretch is about 15km, but its really the 1.5km section between Long road/Madingley Mulch and the M11 that's causing all the controversy.

Hopefully the SoS and inspector will recognise that this particular section doesn't offer good value for money and that using the existing road was always the better option. Getting bus's running sooner and saving hundreds of millions must be the key objective and with any luck Peter Freeman might step in and take control of the GCP.

I appreciate the touch job you and your team all have on your hands.

Regards

Rob

Ref No: Email 3

From: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>

Sent: 18 March 2025 10:51

To: Rob Sadler <rsadler@mandsestates.com>

Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>

Subject: RE: CtoC Busway- RW Sadler: Service of the Statement of Case

Dear Rob,

Thank you for your response and confirming email service is fine. Your perspective on the scheme is appreciated and understood, I will ensure your comments are passed on to GCP / CCC although I believe what you set out was also included in your objection letter and so will be responded to in the SoC.

Best regards,

Brendan

Brendan O'Connor

Associate Director

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M +44 (0)7799 587 818

brendan.oconnor@cbre.com | www.cbre.co.uk

Ref No: Email 4

From: Rob Sadler <rsadler@mandsestates.com>

Sent: 17 March 2025 13:13

To: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>

Subject: RE: CtoC Busway- RW Sadler: Service of the Statement of Case

External

Hi Brendan,

I couldn't help but appreciate the irony in your email on behalf of CCC. Its hilarious - The fact that they could reduce the environmental impact, save over £150 million and get the bus wheels turning much quicker simply by routing the busway along Madingley road is quite something. Honestly, this statement deserves to be front and centre in their own Statement of Case. Please pass my comments back to the CCC.

Please use this email account.

All the best

Rob

Ref No: Email 5

From: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>
Sent: 17 March 2025 10:52
To: Rob Sadler <rsadler@mandsestates.com>
Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>
Subject: CtoC Busway- RW Sadler: Service of the Statement of Case

Dear Rob,

As you are aware, Cambridgeshire County Council has applied for a Transport and Works Act Order for the CtoC Scheme.

In order to reduce the environmental impact of producing hard copies, the Council would like to serve you with its Statement of Case by email.

If you agree to accept service by email, I would be grateful if you would reply to this email to confirm the same and provide the email address for doing so.

If possible, please can you confirm you are willing to accept service by email ASAP (**ideally today or before Tuesday 18 March 2025**), otherwise documents will be sent by post.

Kind regards

Brendan

Brendan O'Connor

Associate Director

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Ref No: Email 6

From: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>

Sent: 27 November 2024 11:06

To: Rob Sadler

Cc: Franklin, James @ London HH; Church, Henry @ London HH; Gullett, Will @

London; Jo M Baker; UK - Cambourne to Cambridge;

C2C@greatercambridge.org.uk; O'Connor, Brendan @ London HH

Subject: RE: CtoC Busway - RW Sadler subject to contract

Attachments: File Note - Site Meeting 9th April 2024 And follow on issues raised.docx; File Note -

Site Meeting 26 July 2024.docx; CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.

Follow Up Flag: Follow up

Flag Status: Flagged

Dear Rob,

to discuss terms and I set out availability below.

Date / Time / Day Format

Tuesday, 3rd December 2024 at 09:30 Teams

Tuesday, 3rd December 2024 at 13:00 Teams

Monday, 9th December 2024 anytime before 15:00 Teams

Wednesday, 4th December 2024 at 15:00 In person

Tuesday, 10th December 2024 at 09:30 Teams

Tuesday, 10th December 2024 at 12:00 Teams

Wednesday, 11th December 2024 after 14:00 Teams

raised into the HoT's where possible so we can use that as a record going forward. Please mark up the minutes if

you feel appropriate and we

I look forward to hearing from you,

Best regards

Brendan

Heads of Terms

landowners. You requested for terms in line with what other landowners have been offered and so I took

I am unsure what is implied around 'without legal advice and input' but we do expect you will seek legal

GCP's solicitor will discuss and agree fees with

solicitor's hands to document. Please let me know if I have misinterpreted here.

Long Leasehold

Colleges and reflects their complex governance arrangements. We would not ordinarily offer up a long lease

if you are keen to have a long lease (125 year term) also. To

be clear, the lease has been treated as a virtual freehold, so a price is paid for the lease and the term is on a

happy to discuss

further.

S&IA

and is to include; Value of Land, Disturbance,

Statutory Loss Payments, professional fees and Statutory Interest as applicable to the facts of the

by JWS will also be taken into

Plans & Access crossings

Will Gullet who you met on site. I was fairly confident I had captured the issues as set out on the plan and

HoT's supplied on 31 October; apologies if this hasn't hit the mark; GCP want to grant rights and have a

the heads.

Can I suggest we make progress by marking up the plan provided where something is missing and / or

adding comments or track change amends to the heads to address / raise outstanding access or

Timing of issuance of HoT's

are seeking agreements and have progressed these in line with the progress of discussions with individual

landowners. Whilst submission of the o

the process of agreeing terms. The milestone of relevance is the Public Inquiry; a reasonable not-before in our interest to progress

these as soon as possible where landowners wish to reach an agreement.

Ref No: Email 7

From: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>

Sent: 27 November 2024 16:36

To: Rob Sadler <rsadler@mandsestates.com>

Cc: Franklin, James @ London HH <James.Franklin@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>; JoM.Baker@cambridgeshire.gov.uk; c2c@wsp.com; C2C@greatercambridge.org.uk; O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>

Subject: RE: CtoC Busway - RW Sadler subject to contract

Dear Rob,

Thank you for your email and issues raised, I have responded to your points below. I agree a meeting would be good to discuss terms and I set out availability below.

Date / Time / Day	Format
Tuesday, 3rd December 2024 at 09:30	Teams
Tuesday, 3rd December 2024 at 13:00	Teams
Monday, 9th December 2024 any time before 15:00	Teams
Wednesday, 4th December 2024 at 15:00	In person
Tuesday, 10th December 2024 at 09:30	Teams
Tuesday, 10th December 2024 at 12:00	Teams
Wednesday, 11th December 2024 after 14:00	Teams

It would be good to receive your thoughts / comments on the heads ahead of meeting so we might form an agenda.

Attached are file notes / minutes from the two site meetings earlier this year. I have sought to incorporate issues raised into the HoT's where possible so we can use that as a record

going forward. Please mark up the minutes if you feel appropriate and we can review and identify any matters in need of attention for our next meeting.

I look forward to hearing from you,

Best regards

Brendan

Heads of Terms

I confirm the Heads are drafted assuming agreed terms. Naturally, with terms progressed with a number of other parties, solicitors have inputted on them and they benefit from experience and issues raised by other landowners. You requested for terms in line with what other landowners have been offered and so I took some time to amalgamate experience from other heads.

I am unsure what is implied around 'without legal advice and input' but we do expect you will seek legal advice and input on the heads at the appropriate time when terms are suitably progressed between agents. GCP's solicitor will discuss and agree fees with your solicitor once appointed and the matter placed into solicitors hands to document. Please let me know if I have misinterpreted here.

Long Leasehold

I wanted to make you are aware, the leasehold grant position arose from a request from the University and Colleges and reflects their complex governance arrangements. We would not ordinarily offer up a long lease to private landowners, but you have mentioned you are keen to have a long lease (125 year term) also. To be clear, the lease has been treated as a virtual freehold, so a price is paid for the lease and the term is on a peppercorn rent with exclusive possession and effective permanence. We would be happy to discuss further.

S&IA

S&IA is provided for in the heads, under the Compensation heading. Repeated here for ease of reference:

“For avoidance of doubt Compensation is to include all heads of claim permissible under the compensation code and is to include; Value of Land, Severance & Injurious Affection, Disturbance, Statutory Loss Payments, professional fees and Statutory Interest as applicable to the facts of the acquisition. Set off and enhancement of value of land retained by JWS will also be taken into consideration.”

Plans & Access crossings

I spent some time running through the correspondence, the plan markups you provided and discussed with Will Gullet who you met on site. I was fairly confident I had captured the issues as set out on the plan and HoT's supplied on 31 October; apologies if this hasn't hit the mark; GCP want to grant rights and have a design that works as well as possible for all the parties whilst providing for the busway operational requirements. There is ample time for this to be discussed and progressed and detail added to the heads.

Can I suggest we make progress by marking up the plan provided where something is missing and / or adding comments or track change amends to the heads to address / raise outstanding access or accommodation matters?

Timing of issuance of HoT's

There is no intention or advantage to GCP in issuing heads as late as possible as a tactic to dictate terms. We are seeking agreements and have progressed these in line with the progress of discussions with individual landowners. Whilst submission of the order is a milestone in the TWAO process it has little significance in the process of agreeing terms. The milestone of relevance is the Public Inquiry; a reasonable not-before-than date being Q2 2025. Accordingly, there is ample time to progress terms. It is in our interest to progress these as soon as possible where landowners wish to reach an agreement.

So far as explanation for timing of issuing the Heads of Terms;

1. There was a period of time in which our engagement focus was with JWS's previously instructed agent (Bidwells). As set out in the attached email, it was more

recently understood that the agent had left the firm and there was a regrettable instance of there being a delay in becoming aware of this until Mrs Sadler raised a request to see plans with GCP. A meeting was promptly arranged after this email. For this reason it is fair to say that terms are less progressed with JWS than some other landowners but in advance of progress with others.

2. With your more recent involvement there has been a number of detailed issues raised in correspondence and meetings. With each round of correspondence a HoT's redraft was required so as to address and capture points raised. It is probably fair to say this is the third draft of heads.

Brendan O'Connor

Associate Director

CBRE | UK, Compulsory Purchase

T +44 (0) 20 7182 2445 | Ext 22445

M +44 (0)7799 587 818

brendan.oconnor@cbre.com | www.cbre.co.uk

Ref No: Email 8

From: Rob Sadler <rsadler@mandsestates.com>

Sent: 17 March 2025 13:13

To: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>

Subject: RE: CtoC Busway- RW Sadler: Service of the Statement of Case

External

Dear Brendan,

Thank you for your email and attachments received 31st October.

By return, please provide the (draft) minutes from the meeting in April 2024 incorporating my comments for sign off and draft minutes from the meeting held at Crome Lea Farm 26th July for comment and sign off.

Thank you for setting out the helpful table below and I agree with you, the heads of terms that you have provided are indeed detailed given this is the first pass of negotiations, and I'll assume these terms have been prepared in line with your second column reflecting acquisition by TWOA. Please could you confirm the heads of terms provided, have been drawn up without any legal advice and input?

I can confirm we will proceed based on a long leasehold disposal, similar to what you have already agreed with other landowners along the route, as well as principle terms for S&IA, again already agreed with other landowners.

As for the plans, these will need further explanation and discussion with yourselves and the GCP. Detailed use of the access crossings has been provided several times and we will want to ensure the Busway Access Protocols accommodate all the needs of the landowners in advance before compensation provisions can be agreed.

Please could you explain why it has taken three months to provide the drawings, and why the GCP/CBRE initiated negotiations and provided first draft of the heads of terms, on the last day of the month that the GCP confirmed the TWA0 would be made? You will understand the point I am trying to make here, if the orders were made in October, as stated by the GCP, then there was no time to agree terms.

I would be pleased to meet with you to discuss the terms further, and to that end please provide some suitable dates for a face to face meeting. In the meantime, I look forward to receiving responses to the points above and accurate minutes of the previous meetings.

Regards

Rob Sadler

Ref No: Email 9

From: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>
Sent: 31 October 2024 08:42
To: Rob Sadler <rsadler@mandsestates.com>
Cc: Franklin, James @ London HH <James.Franklin@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>; Jo M Baker <JoM.Baker@cambridgeshire.gov.uk>; c2c@wsp.com; C2C <C2C@greatercambridge.org.uk>; O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>
Subject: CtoC Busway - RW Sadler

Dear Rob,

Further to recent discussions, please find attached Heads of Terms for an Option Agreement to acquire John and Wendy Sadler ("JWS") landholdings required for the CtoC project.

I have sought to address land and property matters as raised by you in meetings with GCP and CBRE, including subsequent correspondence and minutes. Please do raise anything that might have been missed however so that we can identify the issues, discuss and update the heads as appropriate.

Summary of Structure

The heads take the form of an Option Agreement to transfer land by agreement conditional upon confirmation of the CtoC Transport and Works Act Order ("TWAo") and the project proceeding. Upon trigger of the option CCC will make an interim or full and final payment of compensation (if at that point it is agreed).

Heads of Terms Content

The heads are fairly detailed. This is reflective of our intent to combine;

- 1) The statutory rights and framework which JWS would be entitled to under an acquisition under TWAo,

And

- 2) Further beneficial and flexible contractual terms not ordinarily provided for under the TWA0 acquisition process.

I set out below some examples of flexibility and benefits an Agreement vs TWA0 acquisition can offer:

Item	Acquisition by Agreement (HoTs)	Acquisition by TWA0
Land Acquisition areas	Flexible, can be fine tuned to evolving design adjustments and exact land requirements	Rigid, generally fixed to TWA0 Acquisition plans.
Agreement of Compensation	Negotiations in advance. Can agree some elements up front with others negotiated as losses crystallise and capable of valuation. Prompt interim payments made upon and following occupation	Compensation assessed retrospectively post-acquisition and post-loss. 90-day payment timescales.
Commitments	Detailed and specific commitments can be included in the legal agreement for matters such as engagement, contractor conduct, future engagement commitment, design adjustments. Clear dispute mechanism can be established. Costs can be borne by CCC by agreement	Typically less flexible, less capable of detail. Commitments can be obtained through the objection process but the associated professional costs are generally unrecoverable.
Accommodation works	Subject to discussion and agreement with you. Can agree items such as fencing types, landscaping, crossing point location etc Can address detail items closer to date of works.	As set out General Arrangement drawings,
Dispute Mechanism	RICS ADR & Lands tribunal	Lands Tribunal

Costs	Flexible, can agree undertakings, payments at certain stages / milestone/ times / amounts	Post acquisition costs payable via compensation claim and 90 day advance payment process
JWS Tenanted Land from St Johns	Orderly amendment of AHA boundaries and reconciliation of rent and losses in conjunction with CCC and St Johns	Rigid and less nuanced, Acquisition of part of interest under notice and losses form part of compensation claim.

Response to Specific Land and Property requests

In your email to Jo Baker, it was stated as follows:

I would be happy to discuss draft Heads of Terms from CBRE, on the basis of a long lease and rights to cross that have been offered to other landowners along the route. The terms should also reflect the loss in value of the residential properties, commercial business park and severance of the farming operations, again in-line with what has been offered to neighbouring landowners. I do understand that it is not appropriate for you to discuss negotiations with other landowners. However, you will understand and appreciate landowners do talk to each and will continue to do so.

I set out below some commentary to address these points and provide additional clarity in terms of the HoT's proposal. These are set out as a starting point for discussion.

1. Long Leasehold

The heads propose a freehold acquisition in line with first discussions we have had with other landholders. As you point out, terms are proceeding with some landowners on the basis of a long leasehold (premium payment, peppercorn rent) however the starting point in all cases has been a Freehold acquisition in line with what is sought under the TWAO. Where long lease discussions are proceeding, then this is because of the particular circumstances of a landowners situation. The leasehold approach is not without challenges. We are open to discussions with you, but it is important these evolve from the starting point of a freehold acquisition.

2. Severance & Injurious Affection

The heads provide for a contractual ability to claim S&IA. It is our experience that S&IA is most commonly assessed closer to the point of, or after, acquisition. This means that more immediate focus is upon mitigation and seeking ways in which risk of S&IA can be addressed through accommodation works, design adjustments, landscaping etc. As the project moves towards detailed design there will be opportunities to develop more detail around mitigation works; we can include commitments to do so in the agreement.

3. Crossing Points

The heads provide for crossing points across the busway and are detailed on the enclosed plan. This proposal is in line with what has been offered to other landowners.

Once you have digested, we would be pleased to arrange another meeting or call. Please feel free to mark up the heads with queries or comments.

I look forward to hearing from you,

Brendan

Brendan O'Connor

Associate Director

CBRE | UK, Compulsory Purchase

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M +44 (0)7799 587 818

brendan.oconnor@cbre.com | www.cbre.co.uk

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Ref No: Email 10

From: Rob Sadler <rsadler@mandsestates.com>

Sent: 07 November 2024 18:46

To: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>

Subject: RE: CtoC Busway - RW Sadler subject to contract

External

Dear Brendan,

Thank you for your email and attachments received 31st October.

By return, please provide the (draft) minutes from the meeting in April 2024 incorporating my comments for sign off and draft minutes from the meeting held at Crome Lea Farm 26th July for comment and sign off.

Thank you for setting out the helpful table below and I agree with you, the heads of terms that you have provided are indeed detailed given this is the first pass of negotiations, and I'll assume these terms have been prepared in line with your second column reflecting acquisition by TWOA. Please could you confirm the heads of terms provided, have been drawn up without any legal advice and input?

I can confirm we will proceed based on a long leasehold disposal, similar to what you have already agreed with other landowners along the route, as well as principle terms for S&IA, again already agreed with other landowners.

As for the plans, these will need further explanation and discussion with yourselves and the GCP. Detailed use of the access crossings has been provided several times and we will want to ensure the Busway Access Protocols accommodate all the needs of the landowners in advance before compensation provisions can be agreed.

Please could you explain why it has taken three months to provide the drawings, and why the GCP/CBRE initiated negotiations and provided first draft of the heads of terms, on the last day of the month that the GCP confirmed the TWA0 would be made? You will understand the point I am trying to make here, if the orders were made in October, as stated by the GCP, then there was no time to agree terms.

I would be pleased to meet with you to discuss the terms further, and to that end please provide some suitable dates for a face to face meeting. In the meantime I look forward to receiving responses to the points above and accurate minutes of the previous meetings.

Regards

Rob Sadler

Ref No: Email 11

From: Rob Sadler <rsadler@mandsestates.com>

Sent: 15 October 2024 13:05

To: Greater Cambridge Partnership <hello@greatercambridge.org.uk>; Jo M Baker
<jom.baker@cambridgeshire.gov.uk>

Cc: Will.Gullett@cbre.com; mike.davey@cambridge.gov.uk; Cllr Lucy Nethsingha
<Lucy.Nethsingha@cambridgeshire.gov.uk>; bridget.smith@councillor.online;
inquiryappeals@planninginspectorate.gov.uk; cllr.fane@scambs.gov.uk; 'Dr Nik Johnson'
<Nik.Johnson@cambridgeshirepeterborough-ca.gov.uk>; cllr.bridgetsmith@scambs.gov.uk;
pippa.heytings.mp@parliament.uk

Subject: RE: Cambourne to Cambridge busway

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click on links or open attachments unless you recognise the sender and know the content is safe. If you believe this email to be spam please visit the CCC Intranet and search for 'SPAM' for

instructions on how to report it.

Dear Jo,

Thank you for your email below.

I thought it would be helpful to provide some background. Before setting up my own business, I previously

served as Senior Director for Savills. I was Head of Office and Client Director for several Cambridge colleges

including St John's providing strategic property advice. I also sit on Coton Parish Council responsible for

development projects, and I think you would have known this if the GCP were engaging in a positive and

constructive manner with the Parish Council. Incidentally, the response to the PC that you refer to is less than

adequate and it's unfortunate you claim not to have received any of the previous emails from Cllr Cairns.

You have also referred to Stuart Sadler in your email, who is a secondary school teacher with no development

or agricultural experience.

Prior to April this year, you have confirmed the GCP met with the landowner only twice since 2014, namely

27th January 2020 and 26th May 2020. Two meetings over a period of 10 years and I'm not sure who attended.

You are unable to provide any minutes from these meetings, and the only set of minutes you have produced by

REF - Sadler 37

2

the GCP and your advisors, refer to the introductory meeting held with your agents, CBRE in April this year. The

minutes produced by CBRE were draft and incomplete. Responses and inaccuracies on behalf of the

landowner were reported to CBRE, but the minutes were not updated and approved as a true record. Could

these minutes please be updated and circulated for approval?

Three months have passed since we first met in July this year. Promises were made to provide further drawings

addressing the burial site and crossing points, but unfortunately we have not received anything and no draft

minutes of the meeting either. Without plans it is difficult to understand how we can move forward in a positive

and constructive way.

I would be happy to discuss draft Heads of Terms from CBRE, on the basis of a long lease and rights to cross

that have been offered to other landowners along the route. The terms should also reflect the loss in value of

the residential properties, commercial business park and severance of the farming operations, again in-line

with what has been offered to neighbouring landowners. I do understand that it is not appropriate for you to

discuss negotiations with other landowners. However, you will understand and appreciate landowners do talk

to each and will continue to do so.

We all need to remember describing the route as 'off-road' is inaccurate. It is only partially off-road, unlike

CSET that can be properly described as an off-road scheme. The majority of the C2C costs relate to crossing

Madingley Hill, Coton Orchard and a new bridge over the M11 motorway. The budget cost (including

construction, fees, compensation and contingency) now exceeds £300 million.

Traffic patterns have changed considerably over recent years. The A14 has been upgraded to provide three

lanes between the M11 and Milton interchanges. The opening of Cambridge North station, giving Cambourne

and future Bourn Airfield residents faster and more convenient access to rail services, and from 2027, the

A428 will be dualled all the way to the A1, creating a fast route from Cambourne and Bourn Airfield to

employment sites in St Neots, Bedford and beyond. There is also the governments continued support the work

of East West Rail Co in designing a rail link between Bedford and Cambridge with a station at Cambourne.

Probably the most significant change that has not been addressed in the data sets, supporting the 'partially off

road' scheme, is the travel patterns that have changed post-COVID, leading to much reduced congestion on

Madingley Hill.

You are in receipt of the draft CPPF alternative route work and a further copy is attached below just in case the

email was not received.

<https://www.excogitate.co.uk/download/CPPF-Cambourne-Cambridge-alternative-4f.pdf>

In summary, many of the flaws and protocols relating to C2C will be addressed at the public enquiry, and for

many this can't happen soon enough. For now, I look forward to hearing from you/CBRE with detailed

drawings and Heads of Terms.

As always, I am happy to meet.

Regards

Rob Sadler

07968 550 458

Ref No: Email 12

From: Greater Cambridge Partnership <hello@greatercambridge.org.uk>

Sent: 10 October 2024 16:28

To: Rob Sadler <rsadler@mandsestates.com>

Cc: Will.Gullett@cbre.com; mike.davey@cambridge.gov.uk; Cllr Lucy Nethsingha

<Lucy.Nethsingha@cambridgeshire.gov.uk>; bridget.smith@councillor.online;

inquiryappeals@planninginspectorate.gov.uk; cllr.fane@scambs.gov.uk; 'Dr Nik Johnson'

<Nik.Johnson@cambridgeshirepeterborough-ca.gov.uk>; cllr.bridgetsmith@scambs.gov.uk;

pipa.heydings.mpa@parliament.uk

Subject: Cambourne to Cambridge busway

3

Dear Mr Sadler,

Apologies for the delay in responding to your correspondence of Monday 16 September – unfortunately it

arrived just as I departed on leave. As such I believe Tony Taylorson has provided my response to your queries

from 22 August. I will now pick up the further points raised in your email.

The Cambourne to Cambridge scheme has been under development for many years, through numerous

consultations which led to a preferred route being agreed in 2021. During this time, officers have met with

representatives of your family on a number of occasions. We have records of at least four face to face

meetings that have taken place - there were minuted meetings in 2020 and 2024 and site visit meetings in 2021

and 2024. When we have written to your family, we have offered to meet and should we have had requests to

discuss specific matters these would have been scheduled. We have also had regular dialogue, primarily with

Mr Stuart Sadler, about access to surveys and, again, should a request for a meeting have been made we

would have been happy to oblige.

In 2021, when a preferred route was agreed, we confirmed with your family, as with other land owners, that we

would support professional representation in line with best practice.

Re CBRE minutes, the comments and actions that you have provided have been accounted for and have

informed the more recent dialogue.

I am happy to answer your query regarding scheme design. The alignment of the project, which the Greater

Cambridge Partnership (GCP) Executive Board agreed was the Preferred Route in July 2021, was fixed to

enable the EIA process. This was further refined to inform the scheme plans submitted to the Cambridgeshire

County Council (CCC) Full Council meeting in March 2023. This is not a formal Design Freeze, as there is

scope for matters such as crossing points and detailed design to be refined within the limits of deviation, but it

does not allow for a full realignment of the scheme.

With regards to scheme design, that alignment was subject to four public consultations and all landowners

have had the opportunity to input during that process.

Please could you please provide more detail to your assertion in your email of 16 September suggesting that

your family or others are being left behind, as CBRE have been engaging with all landowners including your

family?

The issue of the potential Madingley reservoir is well understood and has been the subject of discussion

between CCC and both parties are agreed on the need to ensure that the two schemes - neither of which

currently has planning consent - can proceed without conflict.

You will understand that it is not appropriate for us to discuss negotiations with other landowners but with

regards to the issues raised by your family, CBRE will be in touch with you on this matter.

The issue regarding to the terms offered to landowners was addressed in our letter of 25 September. However,

to be clear, where a lease has been offered, the GCP has entered into an agreement with such party so they

have certainty if the scheme progresses. As previously indicated, CBRE will be pleased to discuss further if you

wish to seek an agreement.

We have also responded to Coton Parish Council and will continue to engage with them directly as we have

done for many years.

Your sincerely

Jo Baker

Project manager

Greater Cambridge Partnership

hello@greatercambridge.org.uk | 01223 699906

4

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www.cambridgeshire.gov.u

Ref No: Email 13

From: Greater Cambridge Partnership <hello@greatercambridge.org.uk>

Sent: 10 October 2024 20:58

To: rsadler@mandsestates.com

Cc: Gullett, Will @ London <Will.Gullett@cbre.com>; mike.davey@cambridge.gov.uk; Cllr

Lucy Nethsingha <Lucy.Nethsingha@cambridgeshire.gov.uk>;

bridget.smith@councillor.online; inquiryappeals@planninginspectorate.gov.uk;

cllr.fane@scambs.gov.uk; 'Dr Nik Johnson' <Nik.Johnson@cambridgeshirepeterborough-

ca.gov.uk>; cllr.bridgetsmith@scambs.gov.uk; pippa.heydings.mp@parliament.uk

Subject: Cambourne to Cambridge busway

External

Dear Mr Sadler,

Apologies for the delay in responding to your correspondence of Monday 16 September – unfortunately it arrived just as I departed on leave. As such I believe Tony Taylorson has provided my response to your queries from 22 August. I will now pick up the further points raised in your email.

The Cambourne to Cambridge scheme has been under development for many years, through numerous consultations which led to a preferred route being agreed in 2021. During this time, officers have met with representatives of your family on a number of occasions. We have records of at least four face to face meetings that have taken place - there were minuted meetings in 2020 and 2024 and site visit meetings in 2021 and 2024. When we have written to your family, we have offered to meet and should we have had requests to discuss specific matters these would have been scheduled. We have also had regular dialogue, primarily with Mr Stuart Sadler, about access to surveys and, again, should a request for a meeting have been made we would have been happy to oblige.

In 2021, when a preferred route was agreed, we confirmed with your family, as with other land owners, that we would support professional representation in line with best practice.

Re CBRE minutes, the comments and actions that you have provided have been accounted for and have informed the more recent dialogue.

I am happy to answer your query regarding scheme design. The alignment of the project, which the Greater Cambridge Partnership (GCP) Executive Board agreed was the Preferred Route in July 2021, was fixed to enable the EIA process. This was further refined to inform the scheme plans submitted to the Cambridgeshire County Council (CCC) Full Council meeting in March 2023. This is not a formal Design Freeze, as there is scope for matters such as crossing points and detailed design to be refined within the limits of deviation, but it does not allow for a full realignment of the scheme.

With regards to scheme design, that alignment was subject to four public consultations and all landowners have had the opportunity to input during that process.

Please could you please provide more detail to your assertion in your email of 16 September suggesting that your family or others are being left behind, as CBRE have been engaging with all landowners including your family?

The issue of the potential Madingley reservoir is well understood and has been the subject of discussion between CCC and both parties are agreed on the need to ensure that the two schemes - neither of which currently has planning consent - can proceed without conflict.

You will understand that it is not appropriate for us to discuss negotiations with other landowners but with regards to the issues raised by your family, CBRE will be in touch with you on this matter.

The issue regarding to the terms offered to landowners was addressed in our letter of 25 September. However, to be clear, where a lease has been offered, the GCP has entered into an agreement with such party so they have certainty if the scheme progresses. As previously indicated, CBRE will be pleased to discuss further if you wish to seek an agreement.

We have also responded to Coton Parish Council and will continue to engage with them directly as we have done for many years.

Your sincerely

Jo Baker

Project manager

[Greater Cambridge Partnership](https://www.greatercambridgepartnership.org.uk)

hello@greatercambridge.org.uk | [01223 699906](tel:01223699906)



Ref No: Email 14

From: Higgins, Graham

Sent: 26 September 2024 08:24

To: UK - Cambourne to Cambridge

Subject: FW: Cambourne to Cambridge Busway.

Attachments: RE: Cambourne to Cambridge Busway. ; Whitty letter to Rayner (1).pdf; FW: C2C

Sadler. without prejudice; RE: Cambourne to Cambridge Busway. ; RE: Cambourne to Cambridge Busway.

Follow Up Flag: Follow up

Flag Status: Flagged

Categories: Red Category

Please will you log this latest correspondence including the attachments.

Many thanks

Graham

Ref No: Email 15

From: Tony Taylorson <tony.taylorson@cambridgeshire.gov.uk>

Sent: 25 September 2024 21:18

To: Rob Sadler <rsadler@mandsestates.com>; Jo M Baker
<JoM.Baker@cambridgeshire.gov.uk>

Cc: Gullett, Will @ London <Will.Gullett@cbre.com>; 'mike.davey@cambridge.gov.uk'
<mike.davey@cambridge.gov.uk>; Cllr Lucy Nethsingha
<Lucy.Nethsingha@cambridgeshire.gov.uk>; 'bridget.smith@councillor.online'
<bridget.smith@councillor.online>; inquiryappeals@planninginspectorate.gov.uk;
'cllr.fane@scambs.gov.uk' <cllr.fane@scambs.gov.uk>; 'Dr Nik Johnson'
<Nik.Johnson@cambridgeshirepeterborough-ca.gov.uk>; 'cllr.bridgetsmith@scambs.gov.uk'
<cllr.bridgetsmith@scambs.gov.uk>; 'pippa.heydings.mp@parliament.uk'
<pippa.heydings.mp@parliament.uk>

Subject: RE: Cambourne to Cambridge Busway.

External

Hi Rob

Thanks for the email and the points you have raised. I will ask the team to look into these and the questions you have highlighted and respond appropriately.

Best wishes

Tony

Ref No: Email 16

From: Rob Sadler <rsadler@mandsestates.com>

Sent: Wednesday, September 25, 2024 3:00 PM

To: Tony Taylorson <tony.taylorson@cambridgeshire.gov.uk>; Jo M Baker <JoM.Baker@cambridgeshire.gov.uk>

Cc: 'Gullett, Will @ London' <Will.Gullett@cbre.com>; 'mike.davey@cambridge.gov.uk' <mike.davey@cambridge.gov.uk>; Cllr Lucy Nethsingha <Lucy.Nethsingha@cambridgeshire.gov.uk>; 'bridget.smith@councillor.online' <bridget.smith@councillor.online>; inquiryappeals@planninginspectorate.gov.uk; 'cllr.fane@scambs.gov.uk' <cllr.fane@scambs.gov.uk>; 'Dr Nik Johnson' <Nik.Johnson@cambridgeshirepeterborough-ca.gov.uk>; 'cllr.bridgetsmith@scambs.gov.uk' <cllr.bridgetsmith@scambs.gov.uk>; 'pippa.heytings.mp@parliament.uk' <pippa.heytings.mp@parliament.uk>

Subject: RE: Cambourne to Cambridge Busway.

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Dear Tony,

Firstly, thank you very much for picking this matter up on behalf of the GCP. As I said before, I was agreeable to wait until Jo Baker returned from leave, however, I find it odd that its landed on your desk given your expertise and role is dealing with the media and not the specifics of the busway. If I have this wrong, I apologise and grateful for your involvement.

I have had a quick glance at the reply attached. I intend to fully reply once the GCP has responded in full to all the queries contained in my emails dated 16th September, 22nd August and produced revised plans for us to consider. I have to say, the response falls short and in summary, I think you are saying that there's only been 3 meetings over 8 years and suggests J&WR Sadler were not professionally represented as I have previous suggested to Jo Baker. You have attached the draft minutes dated 9th April that were issued to me but failed to include the corrections and additions to the minutes that were clearly stated in my email attached to CBRE.

Please tell me the GCP can provide further correspondence than you have provided? Perhaps the GCP could take another look at all concerns I have raised and respond in full point by point?

This week I was informed a design freeze for C2C may have been imposed some time ago. As part of the GCP's response, can you please confirm if this is the case and what date the design Freeze occurred. This may have been an important point to disclose when we met on the 26th July, the first site meeting with the GCP and their land agent.

I look forward to hearing from you soon and given the submission of the TWAO is imminent, I have copied this to PINS.

Finally, for those copied in and for information only, I have attached a letter from Lord Whitty regarding this matter.

I look forward to hearing from you with a comprehensive and constructive response and as always I am available to meet with you or anyone copied in at your convenience to progress matters.

Kind Regards

Rob Sadler

07968 550 458

Ref No: Email 17

From: Rob Sadler

Sent: 16 September 2024 14:46

To: Tony Taylorson <tony.taylorson@cambridgeshire.gov.uk>; Jo M Baker <JoM.Baker@cambridgeshire.gov.uk>

Cc: 'Gullett, Will @ London' <Will.Gullett@cbre.com>; 'mike.davey@cambridge.gov.uk' <mike.davey@cambridge.gov.uk>; Cllr Lucy Nethsingha <Lucy.Nethsingha@cambridgeshire.gov.uk>; 'bridget.smith@councillor.online' <bridget.smith@councillor.online>; cllr.fane@scambs.gov.uk; Dr Nik Johnson <Nik.Johnson@cambridgeshirepeterborough-ca.gov.uk>; cllr.bridgetsmith@scambs.gov.uk; pippa.heydings.mp@parliament.uk

Subject: RE: Cambourne to Cambridge Busway.

Dear Tony,

Many thanks for your email. Please could I ask the GCP to prioritise the letter from Coton Parish Council and respond in full to the request. I am happy to hold for a comprehensive response to all the issues set out in my emails dated 16th September and 22nd August until Jo Baker has returned from leave. I would be most grateful if you could email me separately and let me know when Jo is back in the office.

I trust this is acceptable and thank you again for picking this up.

Regards

Rob Sadler

07968 550 458

Ref No: Email 18

From: Tony Taylorson <tony.taylorson@cambridgeshire.gov.uk>

Sent: 16 September 2024 12:21

To: Rob Sadler <rsadler@mandsestates.com>; Jo M Baker
<JoM.Baker@cambridgeshire.gov.uk>

Cc: 'Gullett, Will @ London' <Will.Gullett@cbre.com>; 'mike.davey@cambridge.gov.uk'
<mike.davey@cambridge.gov.uk>; Cllr Lucy Nethsingha
<Lucy.Nethsingha@cambridgeshire.gov.uk>; 'bridget.smith@councillor.online'
<bridget.smith@councillor.online>; cllr.fane@scambs.gov.uk; Dr Nik Johnson
<Nik.Johnson@cambridgeshirepeterborough-ca.gov.uk>; cllr.bridgetsmith@scambs.gov.uk;
pippa.heydings.mp@parliament.uk

Subject: RE: Cambourne to Cambridge Busway.

Hi Rob

Thanks for your email – as Jo Baker is currently on leave, I will forward this on to the team to pull together a response for you.

Please also accept my apologies for any delay in responding to your previous correspondence, I believe it was being checked for a final piece of information so we will make sure this is sent to you as soon as possible.

Best wishes

Tony

Ref No: Email 19

From: Rob Sadler <rsadler@mandsestates.com>

Sent: Monday, September 16, 2024 6:39 AM

To: Jo M Baker <jom.baker@cambridgeshire.gov.uk>

Cc: Tony Taylorson <tony.taylorson@cambridgeshire.gov.uk>; 'Gullett, Will @ London' <Will.Gullett@cbre.com>; 'mike.davey@cambridge.gov.uk' <mike.davey@cambridge.gov.uk>; Cllr Lucy Nethsingha <lucy.nethsingha@cambridgeshire.gov.uk>; 'bridget.smith@councillor.online' <bridget.smith@councillor.online>; cllr.fane@scambs.gov.uk; Dr Nik Johnson <Nik.Johnson@cambridgeshirepeterborough-ca.gov.uk>; cllr.bridgetsmith@scambs.gov.uk; pippa.heydings.mp@parliament.uk

Subject: RE: Cambourne to Cambridge Busway.

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Dear Jo,

I am yet to receive a response from you in respect of my email below dated 22nd August and its now 7 weeks since we last met.

Now that Bourn airfield has received planning, I am sure the pressure has increased to deliver a workable solution but having spoken to neighbouring landowners it would appear we are being left behind in terms of discussions and we are keen to progress.

I have attached a letter highlighting a potential problem with the expansion of the Madingley reservoir and busway. The background information can be found on page 18 of the Anglian water report link

<https://fensreservoir.co.uk/assets/images/downloads/Associated-Infrastructure-brochure-2024-FINAL-WEB-SPREADS.pdf>

The expansion of the reservoir is to enable the much-needed water resource for the Cambridge area and it appears from overlaying the drawings for each scheme, both occupy the same land. Whilst this clash of land use is only a problem for our neighbours to deal with, it could have an impact on our land holdings, as there are several high pressure water pipes running across the farm to Coton Reservoir that could be effected.

It does seem unfortunate that Anglian water and the GCP have not coordinated their plans. If the drawings are correct, this will inevitably result in delays and huge additional costs. Please can you provide an update on this matter.

The GCP is yet to address the issues of the burial sites, although I hear your consultants are meeting the Wallis family this week so hopefully some progress can be made on this issue. It has been commented that it is disappointing that given the sensitive nature of the issues, no one from the GCP is available to attend.

You will have seen the article in the Times last Thursday (attached for information). I suspect this goes some way to understanding what the University must deal with internally.

I'd like to apologise and correct a point in my last email. Having reviewed the plans, it appears the field owned by St John's College has one passing point, and not two as I had stated. However, I understand that CCC has agreed terms with St John's College in respect of their land ownership, and I believe the CCC has accepted a long lease from the College with provisions for future passing points over the busway in favour of the college, particularly at the bottom of Clerk Maxwell Road to facilitate future development on greenbelt land. Can you please confirm similar terms will be offered to other landowners impacted by the busway?

Finally, Coton Parish Council have been chasing the GCP since the beginning of this year for information relating to traffic data that supports the off-road scheme. The requests have been ignored, so they have had to pay a solicitor to formally request the data (letter attached). Please could you ensure the information is sent across as soon as possible to avoid further legal costs on behalf of the Parish Council. I am passionate about proper engagement with local communities as Cllr Fane will I'm sure endorse (*Hauxton Parish Council - Water Waste Treatment site*).

As always I am available anytime to meet and I look forward to hearing from you in respect of this email and my previous email

Regards

Rob Sadler

Ref No: Email 20

From: Rob Sadler <rsadler@mandsestates.com>
Sent: 22 August 2024 13:52
To: Jo M Baker <jom.baker@cambridgeshire.gov.uk>
Cc: tony.taylorson@cambridgeshire.gov.uk; Gullett, Will @ London
<Will.Gullett@cbre.com>; mike.davey@cambridge.gov.uk;
lucy.nethsingha@cambridgeshire.gov.uk; Bridget.smith@cambridgeshire.gov.uk;
bridget.smith@councillor.online
Subject: Cambourne to Cambridge Busway.

Dear Jo,

Thank you for your letter dated 6th August and your time in dealing with this matter. I was pleased to read that going forward, the GCP are keen to work with the Sadler family to mitigate the concerns relating to the proposed busway.

As background, I think its helpful to point out although I have owned Crome Lea Farmhouse for the past 22 years, I only moved back to the area 18 months ago and got involved with the Busway project and family matters April this year. At no time has anyone from the GCP or their consultants contacted me regarding my ownership in connection with any of the proposed busway schemes and yet the property stretches over 100m along Madingley Road directly opposite Madingley Wood. I should also like to make clear that I am pro development and fully appreciate the need to improve the infrastructure route but cannot see any benefits of an off road bus scheme that effectively supports 8 buses per hour of which 4 of those buses would be travelling against the congested traffic flow.

On 26th July 2024 we met for the first time on site with your contractors and marked out the total width of the land to be acquired for the proposed busway, including all associated landscaping buffers. The total width of the busway (including landscape buffers) is the only area that the landowner is interested in, as this is the width the GCP is wanting to acquire. To avoid any confusion, when I refer to the busway I refer to the total width including the landscape buffers and cycleways. The total width to be acquired as per the CGI image attached.

It's met with some relief after three or four failed attempts, that the GCP finally agreed to a formal site meeting and marked out the busway route (the total land to be acquired). It was

confirmed by the GCP that the family burial site is within 6m - 7m of the proposed busway. However, I am surprised that after several failures, the GCP has not offered an apology for its handling and lack of sensitivity regarding the family burial site.

You were extremely reluctant to leave the marker flags in the ground (marking out the land take) but after much debate, you could not provide a valid reason for their removal and so the markers were left. This was the first time in this entire process the Sadler family had an idea of what was being proposed in terms of the land take and its location. As a reminder, the busway will be severing the entire farming operation, splitting three connected residential family homes, access to the main farm yard and business park as well as preventing farm traffic and family members (including disabled) to go about their daily lives and now we know the proposed busway route will also disturb the final resting place of Mr F. & Mrs E. Sadler.

A request of a 50m buffer from the burial site to the nearest point of the busway (the edge of any land acquired) is not an unreasonable request given the sensitivities, and these reasons were fully explained to your colleagues when we met. You chose not to hear this and instead focused on the surveying team setting out the markers and left me with your agent and Tony Taylorson who I understand deals with comms for the GCP although he was reluctant to introduce himself when we met on the 26th July.

Until 26th July, we did not know the extent of the busway and its location. How could we properly assess the impact on the lives and land it leaves behind without knowing where it will go? The first time the 50m buffer was raised was in May this year shortly after our first meeting with your land agents CBRE, This was the first opportunity for us to discuss issues relating to the route and crossing points. It is the appropriate time to raise these issues, as Mr J. & Mrs W.R. Sadler were professionally represented.

At the first meeting with CBRE in April 2024, I mentioned three times the vital need for a passing point across the busway, running beside the burial site along the ditch. I described in detail the amount of times pedestrians and vehicles pass this point along this route and the description could not have been clearer. However, when the plans were reissued, the access point was omitted and no explanation given. Having raised the need for an access point in this location several times, I can only conclude it was deliberately omitted. To put this into context, the field in question measures approximately 80 acres and only 1 access point in the most inconvenient location has been allowed for by the GCP. In contrast, the neighbouring field, owned by St Johns College, is considerably smaller and measures 50 acres and the GCP has agreed 2 crossing points with the College in 2 practical locations.

Furthermore, it is my understanding that on the basis the Cambridge Colleges and the University of Cambridge do not object to the off road busway, then these institutions don't have to surrender their land effected by the busway. Instead, the GCP will allow the UoC to grant Long leases over their land to enable the busway to be constructed. As an observation, is it ethically right that the UoC, the biggest beneficiary of the busway (by its

own admission) and board member of the GCP will be allowed to retain ownership of its land effected by the busway?

Heads of terms between the GCP and Mr. J & Mrs W.R Sadler have been prepared by your agents and presumably signed off by the GCP. Although there has never been any discussion with the landowner in respect of these terms, the document was wrongly issued to another landowner along the route. I believe this may be a breach of GDPR and perhaps you could provide your view on this please.

Turning back to the crossing, I am thankful the GCP has taken on board the seriousness of the situation and agreed to review an additional crossing point.

In your letter you refer to '*during those meetings the suggestion was the family preferred to relocate the caskets*'. However, during those meetings, Mr J. & Mrs W.R. Sadler were not professionally represented. I now suspect the GCP and their consultants took advantage of this and showed little respect for the sensitive nature of the situation. I strongly believe the GCP allowed an elderly couple in their late 70's, to think the relocation of the caskets was their problem to deal with. In one meeting, a representative of the GCP suggested investing in flying tractors and for those who are unfamiliar with agricultural practices, flying tractors do not exist. The stress this has caused is difficult to comprehend and I have previously requested minutes of the meetings but my initial request was ignored.

The journalist from the *Cambridge Independent* has been in touch to write a follow up story in respect of the family burial site. The journalist has been clear about questions that were put to the GCP prior to the news article and their reference to the busway including all the landscaping areas. Again, the total width is the only measurement that is relevant to the landowner and its effect on the burial site.

Not only was I surprised by your response on the day of the site visit to the GCP comments in the press relating to the burial site, but that you also repeated what you said in writing in your letter 6th August. The comments from the GCP were disingenuous and for the GCP to go on to say '*we understand this is a difficult situation and have been talking to the family for some time*' is misleading. For now, we do not wish to engage with the local media, however I am sure the *Cambridge Independent* will be in touch with the GCP to clarify the position.

We are also aware of other landowners along the route with similar circumstances regarding family burial sites directly in-line with the proposed busway, and we understand the GCP is yet to address these too. We previously stated we have met with the Church who is completely behind the landowners on this matter of the burial site and you have confirmed that if necessary, you will use compulsory powers to acquire the land regardless.

I have tried to find online the tree survey for the land between the highway and the Madingley University wood boundary. There must be a survey as you clearly stated the enhanced environmental value of these trees (between the boundary of the wood and the highway) outweigh the importance of the trees at Coton Orchard, which are set to be destroyed by the current proposed route. I've mentioned that I've walked the area several

times and cannot find any mature native trees. It would be extremely helpful if you could let me have a copy of the tree survey. Please respond in a positive and constructive way rather than the usual stock answer of referencing past work, otherwise I shall have to assume the tree survey doesn't exist and your comments were not necessarily evidenced based.

Mr J. & Mrs W.R. Sadler have passed me the working file covering all communication with the GCP for the past eight years. It's remarkably light, containing a couple of letters and plans so small you can't make any sense of it. As mentioned above, I have previously requested from the GCP information, minutes and supportive notes on all previous meetings that have occurred with Mr J. & Mrs W.R. Sadler, but this request was ignored and as a result we have been forced to the formal route of requesting information. Perhaps the GCP may believe they have 'ticked the box' in terms of landowner and community engagement and I am hoping the request for information will provide a full picture to the extent of the discussions and meetings.

Finally, we have recently been contacted by the GCP and their agents requiring access to conduct unrelated intrusive digs for another cycle route concerning the same field as highlighted above. This will be the third cycle route affecting the same field that the local authority wishes to acquire land. There has been no sense of explanation to the plans for the Greenways route and whilst I personally use the existing pathway on a regular basis for running and cycling, I am baffled as to why the GCP is seeking to acquire further land away from the existing route. When we met on site you informed me that the cycle way for the C2C routes accommodates both horses and cycles and yet on this section of the greenways you are intending to split the bridle way and cycle route.

At all times the landowner has cooperated with requests for surveys in relation to C2C however, in respect of this request for intrusive survey work, access will not be given at this time until a proper explanation and reasoning has been given for the proposed route. I'd expect to see detailed plans of all options under consideration and I would urge the GCP to consider utilising the existing bridle way for the Greenways improvements and avoid tarmacing over more greenbelt land that will only add to the burden of the public purse.

I look forward to hearing from you soon with the revised plans relating to C2C and as always, I am available to meet and discuss any aspects and concerns relating to the busway.

Regards

Rob Sadler

07968 550458

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Date: Tuesday 6 Aug
Contact: Jo Baker
Email: contactus@greatercambridge.org.uk

PO Box 1493
4 Regent Street
Cambridge
CB1 0YR

Cambourne to Cambridge

Dear Mr Sadler,

Thank you for your email dated 29 July 2024 which I respond to you within this letter.

On 27 January 2020, your family provided details of the burial site at a location well to the north of the route. This was helpful to inform the design and established the stated position of your family was they wished to relocate the ashes. This was reiterated by your brother, Stuart Sadler on 26 May 2021. On 9 April 2024 you provided further details of the location of the burial site which was closer to the route. On the recent site visit (26 July 2024), you identified a third location, much closer to the line of the route as the location of the burial site. Providing the last location you have provided is correct, the GCP are keen to work with you and your family to come to an agreement to mitigate concerns, where reasonably possible.

It is appreciated you would ideally like 50m buffer between the scheme and the burial site, but having been through four rounds of consultation and early meetings with your family, such a buffer had never been suggested previously and therefore has not been included in designs. During those meetings the suggestion was the family preferred to relocate the caskets. As we are sure you can understand, the early consultations are extremely important to inform the scheme designs and parameters; unfortunately, the changes you are suggesting would be difficult to implement at this stage and a 50m buffer is not something that can be offered. However, as mentioned earlier, we would hope to reach a satisfactory agreement with your family to mitigate the situation where possible.

Re the CPO comment, ultimately the decision as to whether a Transport and Works Act Order should be made resides with the Planning Inspectorate and, should that be successful, the powers would exist to acquire the land and relocate any human remains should that be required. I can only reiterate that we always hope to avoid using such powers.

You have questioned why the GCP stated in the Cambridge Independent press article that 'the proposed route for the busway and active travel link avoids the burial site'

The initial reports in the Cambridge Independent gave the impression that the ashes would be under the busway. With the location your family had provided then and using the most recent location you have indicated, the ashes will still not be under the busway track. To be clear, the landscaping either side of the busway, is not the actual busway.

During the site visit you discussed the need for an additional crossing point with Will Gullett and Tony Taylorson

This conversation was noted, and the issue of the crossing point is being reviewed.

You have expressed concern that the importance of a crossing at this point has been discussed many times before.

A number of factors have been considered regarding the crossing including operational safety and ecological mitigation but the site visit was invaluable in hearing from you and seeing the challenges you outlined so this is being reviewed further.

You asked the team to visit Madingley Road with you to view the boundary of the SSSI. The development of the route has been the subject of four rounds of public consultation and extensive review including an independent audit which has confirmed the selection of the current preferred route as well as Environmental Impact Assessment. The GCP, over seven years ago, made your family, as a local landowner, aware of the work being undertaken, and your views on the scheme during the subsequent consultation rounds have been very welcome. Whilst you are at liberty to make representations on these matters at the public inquiry, the issues you raise have been extensively documented and the relevant assessments can be found on our website.

You have requested detailed drawings to illustrate that the busway would not fit along Madingley Road and suggested no one from the GCP has ever discussed any alternative options with the family along Madingley Road.

The GCP has recorded engagement directly with you as far back as 2017 when details of the early option assessments were shared, and again in 2020, as well as the four rounds of consultation.

You also make suggestions with regards to Cambridge Road, Madingley. Multiple options to the north and south of the A428/A1303 and on-road have been assessed in line with government guidance, including options suggested by Coton Parish Council, CPPF and other local stakeholders. A preferred route for the scheme was then selected and subjected to an independent audit.

Overall, and as mentioned above, extensive option assessment has been undertaken in line with government guidance and was subject to reviews both by ARUP and Jacobs on behalf of the previous Mayor, and an independent audit.

Finally, you asked for confirmation on specific points from the GCP:

1.

The burial ground is 6-7m within the total width of the busway.

On the basis we have been provided three locations for the burial ground, we are hoping that the location confirmed at our last site visit is the correct location and that there is no other location, but please do confirm. To be clear, none of the three locations which have been suggested are within the proposed busway track.

2.

The GCP will provide a suitable additional passing point as detailed above.

The GCP is reviewing crossing point locations and will prepare some draft plans for discussion.

3.

Provide detailed drawings of the busway with the additional passing point 50m away from the burial site.

As above, we are unable to agree to a 50m buffer, but providing the location of the burial site is correct we will look to keep as far away as we possibly can. Please note in light of the meeting with the Sadler family in 2020 and subsequent 2021 site visit, the presumption has been that the ashes will be relocated by the family.

4.

Confirm whether the GCP will be prepared to impose CPO and override the wishes of the family and the church to acquire land near to or over the burial site.

Should a Transport and Works Act Order be granted and no satisfactory agreement be reached, and its confirmed the ashes are located within the red line boundary, the GCP would relocate them if that was the preference of the family. On the basis the location most recently provided is correct, the GCP will seek to remove the location from within the red line boundary. If no satisfactory agreement can be reached and the removal of the ashes is deemed to be necessary then the GCP would have the powers to move under the TWAO/CPO powers; but currently does not anticipate the need to do so and would always seek agreement without use of CPO powers.

5.

Provide a tree survey to include the verge and fence line within Madingley Wood

A full assessment of off and on-road options has been published on our website and been the subject of four public consultations.

6.

Provide the detailed drawings illustrating that any considered on-road busway option would take substantial land on the south side of the road opposite Madingley Wood.

A full assessment of off and on-road options has been published on our website and been the subject of four public consultations.

I hope that this letter responds to some of your concerns. We will review the details of the scheme in the area visited and come back to you when we have done so.

Regards,

Jo Baker

Project manager

Ref No: Email 21

From: Greater Cambridge Partnership <contactus@greatercambridge.org.uk>

Sent: 01 August 2024 15:30

To: rsadler@mandsestates.com

Subject: FW: C2C without prejudice.

External

Dear Mr Sadler,

Thank you for your email. The project team will respond in due course.

Kind regards,

Michaela

[Greater Cambridge Partnership](#)

contactus@greatercambridge.org.uk | [01223 699906](tel:01223699906)



Ref No: Email 22

From: Rob Sadler <rsadler@mandsestates.com>

Sent: Monday, July 29, 2024 8:22 PM

To: Tony Taylorson <tony.taylorson@cambridgeshire.gov.uk>; Gullett, Will @ London <Will.Gullett@cbre.com>; Jo M Baker <jom.baker@cambridgeshire.gov.uk>

Subject: FW: C2C without prejudice.

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Dear Jo, Will and Tony,

It was good to meet with you last Friday and thank you for your time. I thought it would be helpful to summarise the meeting and provide an opportunity for you to respond to the email below as a form of minutes, as the meeting was split between the survey and discussions concerning access.

The team of surveyors marked out the route of the 7.3m tarmac busway with yellow markers, and using white markers staked out the total width of the land that is to be acquired by the GCP. It was deeply disappointing to discover the burial site is located within 6-7m of the width of the busway. The location was acknowledged by all on-site.

I made the position clear that under no circumstances will the landowner allow the burial site land to be acquired, and repeated the request that a minimum buffer between the burial site and any land needed for the busway and associated works is 50m. Now the location of the ashes has been established, I asked the GCP whether the acquiring authority could and would use CPO to effectively trump the wishes of the landowner and the church to legally acquire the land.

Later in the meeting I questioned why the GCP stated in the Cambridge Independent press article that *'the proposed route for the busway and active travel link avoids the burial site'*. At

the time of writing the article I would have thought the journalist would have asked whether the burial location falls within any of the landscaping, cycle path and not simply the tarmac busway. I said at the meeting that stating 'the busway avoids the burial site' was incorrect. Jo Baker responded by saying that the quote was correct i.e. the busway (referring to the 7.3m tarmac busway only) did not pass over the burial site. Jo was clear on this point but with respect, I find these comments disingenuous and misleading. However, I accept I don't know the specifics of the questions from the Cambridge Independent. Perhaps there will be a record of the questions?

Whilst Jo Baker was monitoring the surveyors staking out the busway, It presented a good opportunity to discuss the additional crossing point with Will Gullet and Tony Taylorson. I pointed out the boundaries of the farmland, where J+WR Sadler live, the main farm and Business Park (that we walked through earlier), my home and where my brother lives and explained how frequent the track we stood on was so well used. Sometimes up to 30 passes a day and this track runs beside the burial site. Whilst we were discussing this point, several family members passed by and J Sadler drove by on his mower as he was off to cut the grass at his home and the local church yard. This route is also used by Mrs Sadler who is disabled, as well as for all agricultural farm movements. The need for a crossing point at this location was fully acknowledged by Will and Tony. Please note Jo was happy for this conversation to take place whilst he was overseeing the measured survey.

The importance of a crossing at this point has been discussed many times before and until now, completely ignored. I said the access point had either been deliberately ignored or it was a case of incompetence. It was agreed CBRE and GCP will now discuss this further and prepare fresh detailed plans to take account of the location of the ashes and the need for the additional passing point to accommodate the many different vehicles, pedestrians and disabled users as well as heavy agricultural machinery.

When we walked back to the farm I asked Jo if he wouldn't mind walking with me up to Madingley Wood to look at the boundary against the roadside verge. Jo agreed, and I was grateful for his time. We walked up to Madingley Road and I pointed out the wooden fence and gates that are set back approximately 6 meters from the roadside verge and this marks the boundary of the wood. Jo acknowledged the GCP were aware of the fence boundary line but explained that there were many mature native trees growing between the fence line and roadside edge that could not be removed and must be protected. It was suggested these trees were more valuable (in conservation terms) than the trees to be removed in the orchard.

Since the meeting on Friday, I've now walked the verge several times and could not locate any mature native trees growing in this space between the roadside and the boundary fence. I would be grateful to receive a detailed tree survey with the wooden fence marked out, and locations of the mature native trees.

Jo offered to send me a copy of the detailed drawings to illustrate that the busway would not fit along Madingley Road. As I have stated before, no one from the GCP has ever discussed any alternative options with us along Madingley Road.

I mentioned Cambridge Road, Madingley – the road from the village out towards the bottom of Madingley Hill to the back of the cemetery. There are permanent road closures (except for residents) heading from Madingley village towards Cambridge and I asked whether this now partially redundant public highway could form part of the solution given it's a perfectly good road with very little traffic. Utilising this route would avoid Madingley Hill, Coton and the Orchard. It was confirmed that up to eight electric (no noise or fumes) buses per hour would need to be accommodated. I acknowledged Madingley Hall is listed but there would be no effect on the Hall nor the American Cemetery as until recently, this road was open for all to use. We know the University who own the Hall, are supportive of the busway scheme and we know the American Cemetery has objections to the off-road scheme.

At the end of the meeting, I was asked, with my 'developers hat on', to comment on the need for the busway and appreciation that this is the only option available given the challenges involving a SSSI woodland and Grade 1 listed American Cemetery and Madingley Hall. I've now had a chance to reflect on the question.

Cambridge is the UK's leading destination for innovation-based research and commerce accounting for over 50% of the corporate R&D spend across the region and over 25 companies have hit unicorn status making Cambridge the unicorn capital of Europe. I understand the pressures on Cambridge and the need to improve infrastructure routes in and out of the city. However, I think we should **ALL** hang our heads in shame if we think the answer for the most dynamic city in Europe is to rip up the green belt and lay a tarmac road for eight buses an hour. We have a world class University so where is the innovation in this backward thinking plan? Is that really the very best we can do?

There must be a better option. A cheaper option and an option that complies with today's environmental standards that the University holds dearly.

In summary, I look forward to receiving confirmation on the following points from the GCP:

1. The burial ground is 6-7m within the total width of the busway.
2. The GCP will provide a suitable additional passing point as detailed above.
3. Provide detailed drawings of the busway with the additional passing point 50m away from the burial site.
4. Confirm whether the GCP will be prepared to impose CPO and override the wishes of the family and the church to acquire land near to or over the burial site.
5. Provide a tree survey to include the verge and fence line within Madingley Wood
6. Provide the detailed drawings illustrating that any considered on-road busway option would take substantial land on the south side of the road opposite Madingley Wood.

If you need anything from me, please do not hesitate to get in touch and I'd be more than happy to meet up once you have gathered your thoughts regarding these issues and our neighbour, the Wallis family. From my reading of the situation the windsock is directly in-line with the busway and for clarity (I don't mean to be sarcastic), I am referring to the 7.3m tarmac road and not the total width.

I look forward to hearing from you.

Regards

Rob Sadler

07968 550 458

Ref No: Email 23

From: Gullett, Will @ London <Will.Gullett@cbre.com>

Sent: 24 July 2024 17:36

To: Rob Sadler <rsadler@mandsestates.com>

Cc: Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: C2C - Sadler family burial site.

Hi Rob,

Thank you for your confirmation.

Good suggestion – very happy to discuss access points.

I look forward to catching up on Friday.

Many thanks

Will

Will Gullett MRICS FAAV

Senior Surveyor

CBRE | Valuation & Advisory Services

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Ref No: Email 24

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Wednesday, July 24, 2024 8:23 AM
To: Gullett, Will @ London <Will.Gullett@cbre.com>
Cc: Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: C2C - Sadler family burial site.

External

Hi Will,

Yes that is the correct mobile number.

Whilst the GCP contractors are staking out the width of the busway and everything that sits beside it in relation to the proposed land acquisition, perhaps we can have a follow up conversation about the access points across the proposed route. The vantage point will provide a good opportunity for me to answer some of the queries you have raised in your earlier email and explain the rationale.

I look forward to a productive meeting on Friday and happy to discuss anything beforehand.

Regards

Rob Sadler

Ref No: Email 25

From: Gullett, Will @ London <Will.Gullett@cbre.com>
Sent: Wednesday, July 17, 2024 10:57 AM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: C2C - Sadler family burial site.

Good morning Rob,

Great – I will send a diary invite out and noted regarding instructions for access.

I presume the best number to call you on is 07968 550458?

Yes there will be presence from GCP - Jo Baker the Project Manager will be in attendance with maybe one other as well as myself from CBRE and of course the survey team.

If you have any questions in the meantime, do let me know.

Many thanks

Will

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Ref No: Email 26

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Wednesday, July 17, 2024 8:51 AM
To: Gullett, Will @ London <Will.Gullett@cbre.com>
Cc: Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: C2C - Sadler family burial site.

External

Will,

11am 26th July works well. Please ask the survey team to park in the first carpark on the left as you enter the business Park and call my mobile. Will there be anyone from the GCP present? They would be more than welcome to attend.

Regards

Rob Sadler

Ref No: Email 27

From: Gullett, Will @ London <Will.Gullett@cbre.com>
Sent: Tuesday, July 16, 2024 3:30 PM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: C2C - Sadler family burial site.

Good afternoon Rob,

Thank you for confirming you will be on hand to help on the day.

My client has come back and confirmed that they can line up a survey team to attend on either Wednesday 24th or Friday 26th July.

Do either of these suit you and your client? May I suggest an 11am start.

It would be good to understand parking provision / meeting arrangements – presumably we can park / access from Crome-Lea Business Park?

I look forward to hearing from you.

Many thanks

Will

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Ref No: Email 28

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Friday, July 12, 2024 5:54 PM
To: Gullett, Will @ London <Will.Gullett@cbre.com>
Subject: RE: C2C - Sadler family burial site.

External

Will,

I will be on hand on the day to identify the location to the survey team and I look forward to receiving the dates.

The image is based on the dimensions and plans provided by your client. We have been careful to ensure its accuracy.

7.3m busway

Min 3m cycle way

5m central swale.

If the above dimensions are wrong then I'd be pleased to hear.

Have a good weekend.

Rob

Ref No: Email 29

From: Gullett, Will @ London <Will.Gullett@cbre.com>
Sent: Friday, July 12, 2024 5:36 PM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: C2C - Sadler family burial site.

Good afternoon Rob,

We note and appreciate the W3W locations were provided for guidance purposes. In order to be entirely accurate, we would ideally receive confirmation of the exact location of the burial sites ahead of the process of mapping out the route. As an alternative, and as a minimum, we would need you or a family member to identify the location to the survey team on arrival. This will enable the team to provide the assurances your clients are seeking. You and/or your client would be more than welcome to be present during the mapping process and would no doubt provide valuable insight to the team.

My client appreciates the early sight of the CGI which has been produced. They have raised concerns about the accuracies of the image and would refer you to the plans already produced to support the application if you required further factually based material.

Many thanks

Will

Will Gullett MRICS FAAV

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will.gullett@cbre.com | [LinkedIn](#)

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Ref No: Email 30

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Friday, July 12, 2024 10:19 AM
To: Gullett, Will @ London <Will.Gullett@cbre.com>
Cc: Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: C2C - Sadler family burial site.

External

Dear Will/Henry,

Many thanks for your email. Comments below.

Ref No: Email 31

From: Gullett, Will @ London <Will.Gullett@cbre.com>

Sent: Friday, July 12, 2024 9:42 AM

To: Rob Sadler <rsadler@mandsestates.com>

Cc: Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: C2C - Sadler family burial site.

Dear Rob,

Thank you for your email.

I have spoken with GCP and would suggest the following.

The busway's final alignment is subject to detailed design, and, of course, contingent on consent being granted by the Secretary of State. Such a consent would be for works within the red line boundary for the scheme which, as we indicated in my email on June 11, would not impact either of the w3w locations your family has provided, both of which are marked on the attached plan. As expressly stated, the W3W locations provided are for guidance purposes only. They are not to be relied upon. Hence the reason for the route to be accurately marked out.

We suggest the best approach would be to visit the site to get an agreed accurate location for the burial site with you/your family. On the same visit we can mark out the scheme relative to the location of burial site. Following this visit we will then provide your family with a more detailed plan, based on our current proposals, also showing the precise position of the ashes and scheme elements. We can then look to provide a formal assurance to your family that the busway will not be going through your grandparents resting area. My client and their team are confirming availability of a surveying team and we will be in touch with regards to agreeing a date. In the meantime, please let me know if there are any particular good or bad days/weeks for you and your client. I look forward to receiving at least 2 alternative dates from you for the on site measurement to plot the busway, landscaping belts and cycle way and we will ensure to accommodate the meeting. The landowner to be present at all times during the marking out of the route.

We note your comment regarding contact between the GCP and your client, if it would assist we are happy to share the correspondence and minutes from the previous meetings to ensure you have all the information you require. I would hope that will clarify the statement within the local news article. As your client was unwilling to address this request made in my email to you 14th May and in light of the comments reported in the Cambridge Independent news article published 3rd July by the GCP, your client will be fully aware that a formal freedom of information request was made to the GCP 10th July (2 days ago) requesting information from all known associates and sub-contractors concerning all correspondence and material in connection with the C2C busway specifically relating to land and buildings at Crome Lea Farm (farm or House) or any information relating to the Sadler family. I trust the GCP will respond to this within the statutory period and provide all information.

With regards to the CGI produced, I just wanted to clarify that my email dated 11 June with our thoughts behind instructing a transport planner is still applicable. My client will not cover the costs arising from that, or similar, instruction and I have been asked to reiterate that to you. Should you require specific details on the scheme then GCP will be happy to provide these based on the current design and not a 3rd party interpretation thereof. Your comments are noted. The purpose of sending you this first CGI was for your client to comment on the image before it goes public later today.

I look forward to hearing from you. I look forward to hearing from you with the dates.

Many thanks

Rob

Kind regards

Will

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Ref No: Email 32

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Wednesday, July 10, 2024 8:22 AM
To: Gullett, Will @ London <Will.Gullett@cbre.com>
Subject: RE: C2C - Sadler family burial site.

External

Dear Will,

Further to my email a week ago, I'd be grateful if you could let me have some dates as soon as possible please for the site measurement. As I'm sure your client will appreciate, this is causing a great deal of stress to my client and the words quoted by your client in the recent news article need to be fulfilled... for the record, there is no evidence to support the GCP talking to my client now or in the past.

'we understand this is a difficult situation for the Sadler family and we have been talking to them about this matter for some time'and 'we continue to talk to the family'

To assist with the process, I have commissioned a firm of architects and transport planners to prepare a CGI of the bus route based on the information you have previously provided. This sets out the full working width of the busway that will need to be plotted on the ground. You'll recall when we last met that we discussed preparing several CGI's of the scheme from key positions along the route.

I look forward to hearing from you soon in respect of a date and time to carry out the on-site measurement.

Regards

Rob Sadler

Ref No: Email 33

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Wednesday, July 3, 2024 8:35 AM
To: Gullett, Will @ London <Will.Gullett@cbre.com>
Subject: C2C - Sadler family burial site.

Dear Will,

Could you please arrange for the GCP and their consultants to accurately mark out along the ditch line close to the burial site the full development width of the busway marking out the following with wooden stakes with colour coded tops as follows:

7.3 m busway - black

Min 3 m cycle route - brown

Central swale believed to be 5 m - yellow 44

Landscape buffer strips either side- red. The southern buffer strip appears wider to account for the second swale.

The landowner to be present at all times during the process and I suggest a representative from the GCP is also present.

Given the recent press story in the Cambridge Independent, I'm sure the GCP will want to move at pace . I look forward to hearing from you with 2 suitable (alternative) dates.

Regards

Rob Sadler

Rob Sadler

07968 550 458

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-----Original Appointment-----

Ref No: Email 34

From: Gullett, Will @ London

Sent: 17 July 2024 15:41

To: Gullett, Will @ London; 'Rob Sadler'; 'Jo M Baker'

Subject: Sadler Survey & Site Visit

When: 26 July 2024 11:00-13:00 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

Where: Crome-lea Business Park, Madingley Road, Cambridge CB23 7PH

All,

Please park in the first car park on the left as you enter the Crome Lea Business Park and call Rob Sadler on arrival on 07968 550458.

Jo - please do add further invitees as required.

Many thanks

Will

Ref No: Email 35

From: Gullett, Will @ London

Sent: 11 June 2024 16:25

To: Rob Sadler <rsadler@mandsestates.com>

Cc: Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: C2C Sadler. Without Prejudice

Dear Rob,

Thank you for your email to Henry below.

I have now provided further responses to your questions raised in your email of 14/05/24 in **bold** below.

I look forward to hearing from you.

Kind regards

Will

Will Gullett MRICS FAAV

Senior Surveyor

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Ref No: Email 36

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Wednesday, May 29, 2024 10:24 AM
To: Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: C2C Sadler. Without Prejudice

External

Henry,

The family has never had any intention of relocating the ashes and building a busway over or anywhere near the ashes has always been unacceptable but I am not sure the GCP has ever been prepared to listen.

I am concerned that throughout the process (over the past 10 years or so) there may have been a failure on your client's part to properly handle and appreciate the delicate matter of the ashes and consequences as part of the proposed route. I am giving your client the benefit of the doubt to come to the table and provide all the meeting notes to demonstrate this is not the case as well as answer all other points particularly about the 'on road' alternative route.

I'd be happy to take a call from you anytime and answer and questions you have or discuss the background. If I don't get the full answers, I will escalate this matter with the head of planning for the city/district as well as senior members of the planning committee who I am known too.

I'm happy to talk

Regards

Rob

Ref No: Email 37

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Wednesday, May 29, 2024 9:04 AM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: C2C@wsp.com; Gullett, Will @ London <Will.Gullett@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: C2C Sadler. Without Prejudice

Rob

We will answer in due course

When it comes to the huma remains are you suggesting that the route needs to be adjusted (and if so, in which direction)? Or moved altogether?

Henry Church 4

Senior Director
CBRE | Valuation & Advisory Services | Compulsory Purchase
T 020 7182 2194 | M 07852 205 114

Ref No: Email 38

From: Rob Sadler <rsadler@mandsestates.com>

Sent: Tuesday, May 28, 2024 5:35 PM

To: Church, Henry @ London HH <Henry.Church@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>

Cc: C2C@wsp.com

Subject: RE: C2C Sadler. Without Prejudice

External

Dear Henry and Will,

Thank you for acknowledging my email of yesterday and in turn my email dated 14th May. To answer the question you have posed, 'what is it you are seeking here...?'

I am seeking a full and proper answer to my email dated 14th May together with the information I have asked for. I have requested this information in a calm, professional and polite manner.

Regards

Rob Sadler

Ref No: Email 39

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Tuesday, May 28, 2024 5:10 PM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: Gullett, Will @ London <Will.Gullett@cbre.com>; UK - Cambourne to Cambridge <C2C@wsp.com>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: C2C Sadler. Without Prejudice

Rob

I am taking instructions

Noting your support for development what is it that you are seeking here – the busway moved nearer your house or nearer your parent's house? Or maybe not built here at all?

Henry Church

Senior Director
CBRE | Valuation & Advisory Services | Compulsory Purchase
T 020 7182 2194 | M 07852 205 114

Ref No: Email 40

From: Rob Sadler <rsadler@mandsestates.com>

Sent: Tuesday, May 28, 2024 4:56 PM

To: Church, Henry @ London HH <Henry.Church@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>

Subject: RE: C2C Sadler. Without Prejudice

External

Dear Henry,

Further to my email a couple of weeks ago, the Church has written to my client and I set out the Church's response.

*The Exhumation of any human remains requires a license from the Ministry of Justice. Exhumation means the removal from the ground of the remains of a human being, either the form of a body or **cremated remains**. The applicant will require written agreement from close relatives and a license will not be issued where the landowner or grave owner have not given permission.*

The views and opinions of the Church will also carry significant weight. Please can you let me know when you will be able to respond/acknowledge my email below dated 14th May – hopefully within the next 7 days.

I look forward to hearing from you.

Regards

Rob Sadler

Rob Sadler

+44 (0) 7968 550 458

Ref No: Email 41

Note – Wording in BOLD are inline comments from Will Gullet (CBRE) on 11 June 2024 in response to the issues raised by R Sadler

From: Rob Sadler

Sent: Tuesday, May 14, 2024 4:01 PM

To: Church, Henry @ London HH <Henry.Church@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>

Subject: FW: C2C Sadler. without prejudice

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 – as you are aware, Mrs Sadler has been in hospital with pneumonia.

I hope I have covered all the points below:

My fees

Thank you for confirming my fees at £200 plus VAT. I will not agree to a cap but will notify you when I reach £3,000 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. **Please do keep us updated with your reasonable time incurred up to £3,000.**

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 scheme is being designed by WSP who are a well-established design consulting company that are suitably qualified to design, construct and ensure this scheme is appropriate for both users and adjacent landowners interacting with it.**

Whilst you are free to take whatever advice you consider appropriate; I do not presently foresee circumstances where I would recommend to the project that they reimburse your clients costs in checking my client's proposal. In respect of visibility splays, the route is designed to be as straight as possible, so no assessment has been undertaken for visibility. Correct, there will also be a maintenance track / multi-user path which runs parallel to the busway allowing travel in both directions.

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. **The crossing points will be circa 20ft wide and engineered to cater for the modern agricultural machinery including combines and tracked machines, noting headers / sprayers / cultivators will need to be folded / put into transport mode for crossing the busway. Please clarify your point about disability access and the reference to a sit on lawn mower?**

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. **As mentioned above, the project is being designed to meet required standards so I do not presently foresee a situation where I would recommend that the project meet a secondary opinion on safety and disability audits.**

Clients' fees

I've always worked on the basis that approximately 1/3 of my hourly rate is a fair and reasonable sum for the client's hourly rate. £30.00 per hour is extremely low. Perhaps you would reconsider this please or let me know who else has agreed to this amount? **£30-50hr is standard industry practice for claimant time and is paid by promoters on schemes up and down the country. CBRE act on both sides of (the acquisition) 'coin' and this is reasonable. If the claimant's loss is greater than this, then subject to proof a higher sum will be paid.**

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. **I will be in touch in due course via separate email thread about intrusive surveys, the licence fee will be calculated based on the number of intrusions etc.**

Minutes from meeting

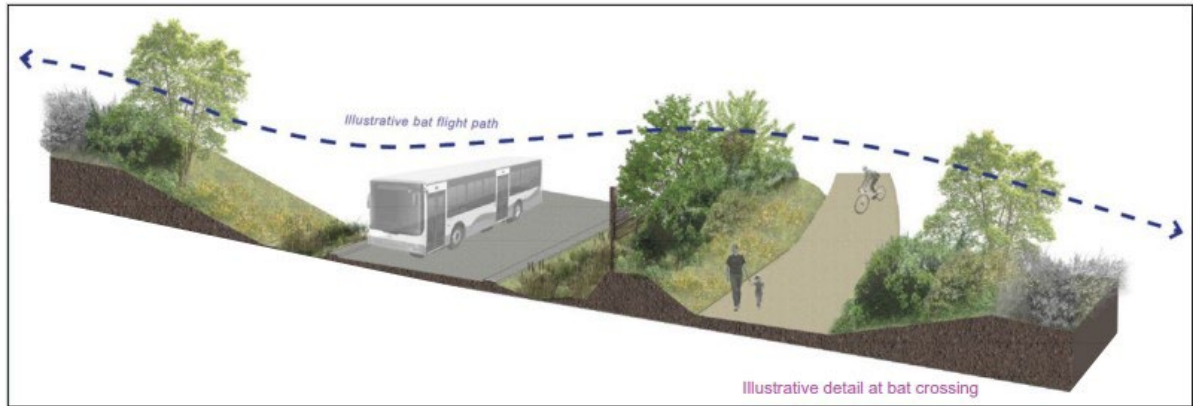
As marked on the plan attached (Field A), the landowner will require two passing points please on either side of the field (plan for identification purposes only). The farm machinery travels over headlands avoiding soil compaction and loss of crop within the middle of the field and importantly enables 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.

Please see the attached plans which confirm the proposed locations for the crossing points in purple. Following further discussion with the scheme's designers, I understand the crossing points have to be at 90 degrees to the busway so they cannot follow the existing angled hedge lines. For ecological reasons, a crossing point is also

not possible close to the existing hedge lines as bat 'hop overs' are required. These 'hop overs' involve additional planting on the hedge line which will push the bats flight path higher, so they do not collide with buses. The drawing below illustrates this:



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?

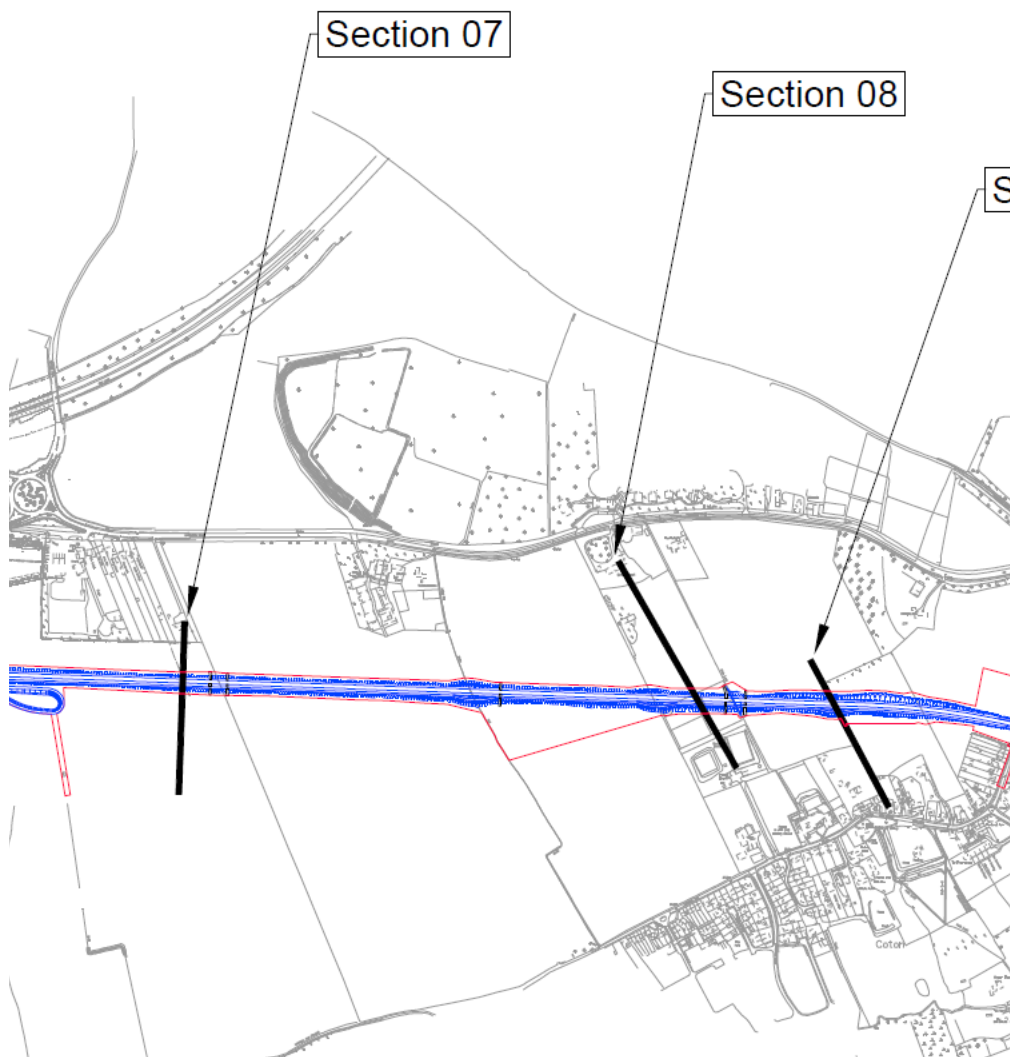
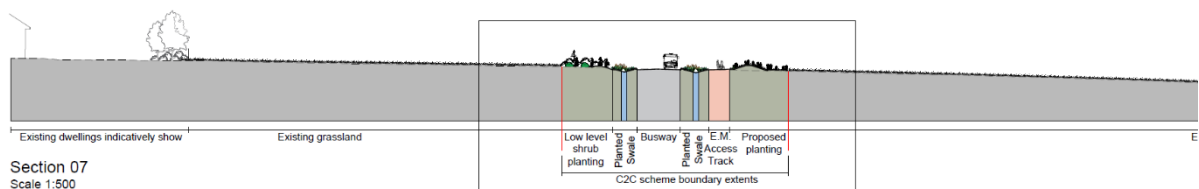
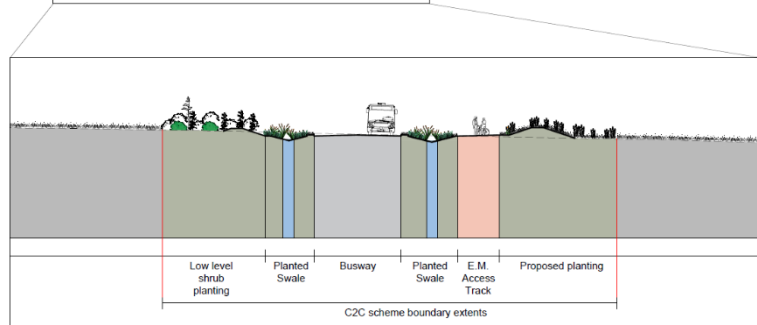
The project recognises the importance of the integrity of land drainage and will want to work with you to identify where drains run. The project will install swales and culverts, these can be seen on the deemed planning drawings attached. A revised field drainage solution that ties into existing drainage will need to be agreed prior to works commencing and this will involve speaking with all parties involved including St John's College and Wallis so thank you for flagging that their drains join to your clients.

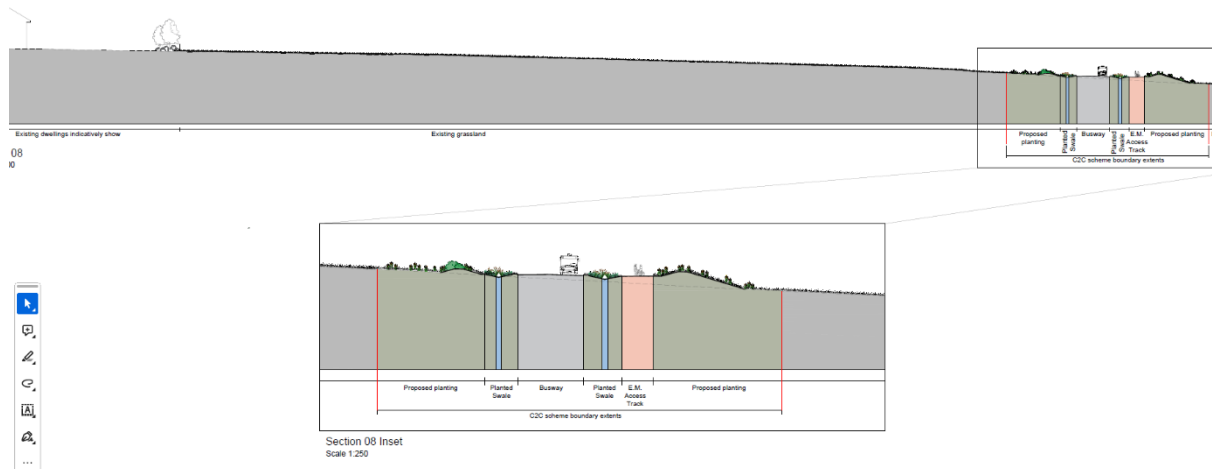
We reserve the right to appoint a drainage consultant to ensure the specification is acceptable and no less effective than the current drainage arrangements. It would also be helpful to understand from your client where the water from the busway will drain as the current systems (running through Coton) 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. **The busway will have its own specific drainage channels / ditch to take the surface water generated from the new tarmac surface. The scheme will also rectify / adapt any existing field drainage which is disrupted.**

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. **Below are some visuals showing the proposed profile of the busway going through sections 7 and 8 to which you are concerned. The above schematic of the bat hop over highlights typical hedgerow treatments. Viewpoint pictures are not required, but thank you.**





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? **The project recognises the inconvenience, distress and harm caused by trespass. Bollards, signage and ANPR will be in place along the busway along with ditches and fencing where necessary to prevent egress onto the busway or farmland from either direction.**

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.

May I remind you that Mr and Mrs Sadler are elderly and in poor health. 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.

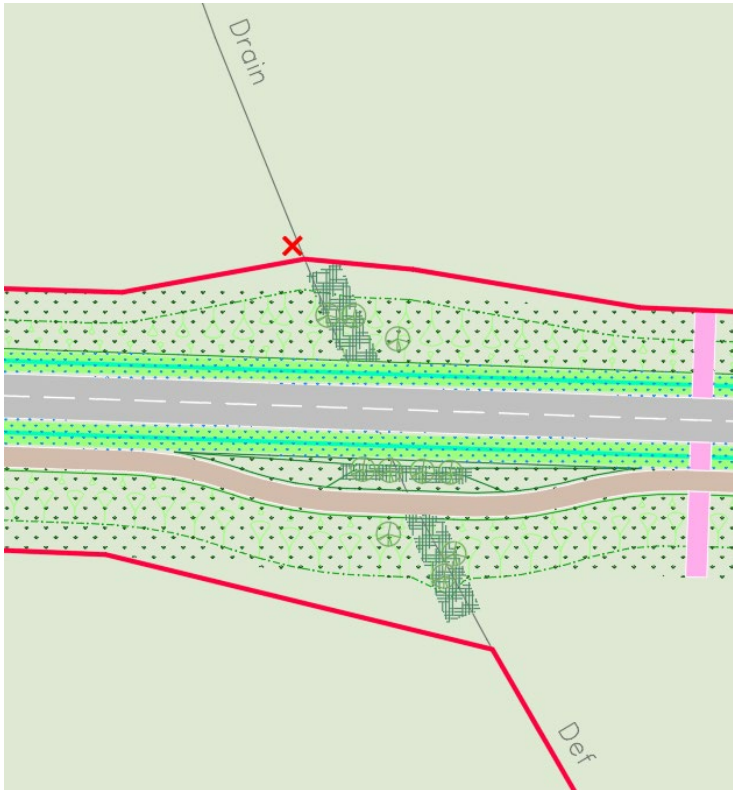
The press has been in touch to investigate the story, but my client does not want further adverse publicity that could lead to further stress and until now has refused to talk to the media regarding the C2C busway.

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.

The project appreciates the sensitivities surrounding this matter and endeavours to handle this reasonable concern with the upmost respect.

The project has reviewed the location of the ashes and has identified that they are in the approx. location of the red X below on the plan. Suggested next steps include marking out the proposed location of the busway on site.

With reference to the plan below, the red X is just outside the proposed scheme boundary. You will note that the scheme has additional planting / screening in this location due to the bat 'hop over'. The new emergency access track / path is also to the south of the ashes.



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 note you consider that the project has not fully engaged and held discussions with landowners adjacent to the A1303 to date. I do however feel there is little more to say on this and I can only point you to the information provided in my email of 26/04/24.** The independent audit [Cambourne to Cambridge: scheme reviews \(greatercambridge.org.uk\)](https://greatercambridge.org.uk) confirms the stance taken by GCP and summarises the on road / off road optioneering process that took place. It also covers matters relating to the assessment of environmental and physical constraints that you are enquiring about. Lastly, the project cannot provide you with the landownership plan you are requesting.

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

Regards

Rob Sadler

07968 550458



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

John Sadler and granddaughter Holly pictured.

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Ref No: Letter 42

John Sadler

Woodfield House

Madingley Road

Coton

Cambridge

CB23 7PH

WSP Land Services

70 Chancery Lane

London

WC2A 1AF

Ref: 70086660-ConfS-20240503-2981869 3 May 2024

Dear John Sadler,

Greater Cambridge Partnership: Cambourne to Cambridge

Confirmation of land interests

The Greater Cambridge Partnership (GCP) is proposing a new bus link between Cambourne and

Cambridge. It will include:

▣ a dedicated busway serving Cambourne, the proposed Bourn Airfield development, Hardwick,

Coton and the West Cambridge campus,

▣ a service and maintenance road alongside the busway, used as a path for active travel - particularly by cyclists and pedestrians,

▣ a travel hub at Scotland Farm, where drivers can leave their cars and continue into the city by

bus or bike.

The scheme, one of several by the GCP, will make it quicker and easier to get to work, education and

leisure.

You are recorded as having an interest in land and/or property affected by this scheme.

WSP have been appointed by the GCP as land referencing consultants to collate and verify land

interest information. We are writing to you, to confirm if you have been correctly identified as holding

an interest in land affected by the scheme and to clarify if anybody else also has an interest in that

land. This will ensure that all parties with an interest in land affected by the project can continue to

receive notification and updates of the project submissions and stages.

Your details have been obtained from publicly available sources such as the Land Registry, electoral

register and from information you have provided previously to the GCP. Over time, inevitably there will

be changes to land ownership information and contact details, and for this reason, we are asking for

your help to confirm if the information we hold for you and your land interest is correct.

Enclosed with this letter is a Request for Confirmation Questionnaire and plan(s). The plan(s) attached

to the questionnaire shows the extent of land that we believe you have an interest in. If the boundary

is not correct, please mark on the plan(s) the required amendments. Please also review and complete

the questionnaire by answering the questions, providing updates to any inaccuracies and providing

details of any further interests in the land. Please then sign the questionnaire and plan(s) and return

them to WSP by 27/05/2024.

If you know there will be a change in the next few months, for example if you are planning to sell your

land, please provide us with details of this, if possible. If you are no longer responsible for the land,

please let us know who is and we will update our records.

You can return the form in one of the following ways:

☑ Scan/photograph the form and email it to cambournetocambridge@wsp.com

☑ Return the form in the post using the enclosed pre-paid envelope, or send it to: “Freepost WSP”

Our teams will be on hand to help landowners complete the questionnaires over the next few weeks. If

you would like their support to visit you on site, or help over the phone, please call 0203 1165959 or

email on cambournetocambridge@wsp.com

GCP has consulted extensively on Cambourne to Cambridge on a number of occasions most recently

in summer 2022. The most recent scheme proposals and explanatory documentation can be found on

www.greatercambridge.org.uk/cambourne-cambridge

If you have any questions or concerns that you wish to discuss, please feel free to contact the GCP at:

contactus@greatercambridge.org.uk

Yours sincerely

Przemyslaw Zdrojewski

Associate Director

WSP

CONFIRMATION QUESTIONNAIRE

Cambourne to Cambridge

Confidential

70086660-ConfS-20240503-2981869

If you need any help filling in this questionnaire, please phone 0203 1165959 or email cambournetocambridge@wsp.com.

Section 1 – your details

Our records show that your name, address and contact details are as follows.

John Sadler

Woodfield House

Madingley Road

Coton

Cambridge

CB23 7PH

Telephone number:

Mobile phone number:

Email address: office@crome-lea.co.uk

If any of the details shown above are incorrect, please provide correct details in the space below.

Your reference number: 2981869

This questionnaire, including any document enclosed with it, is intended for the person it was

addressed to. If this questionnaire was not addressed to you, you must not read, use, share or copy

any of the information in it. If you have received this questionnaire by mistake, please return it to the

WSP team at 'Freepost WSP'.

This questionnaire is available in other languages

CONFIRMATION QUESTIONNAIRE

Cambourne to Cambridge

Confidential

70086660-ConfS-20240503-2981869

Section 2 – Schedule

Columns 1 to 4 in the schedule below set out the interest we believe you have in the land shown on the enclosed plans. If any of the information in columns 1 to 4 is

incorrect, please cross it out and give the correct details. Explanations of the details in these columns, and the information you need to provide in column 5, are given in

the information sheet included in your pack.

1. Land parcel

number on plan

2. Nature of your interest

in the land

3. Do you occupy

the land?

4. Legal charge or

equitable interest

5. Other people or organisations that have an interest in

the land (includes joint owners, tenants and occupiers,

those with rights of way and so on)

1110 Tenant Yes

1225 Freeholder Yes

1255 Freeholder Yes

If you need any help with this questionnaire, please phone 0203 1165959 or send an email to cambournetocambridge@wsp.com. Please quote your

reference number 2981869

CONFIRMATION QUESTIONNAIRE

Cambourne to Cambridge

Confidential

70086660-ConfS-20240503-2981869

Information sheet to support the confirmation questionnaire

This information sheet is intended to help you understand the columns in the enclosed schedule and what information we need from you.

Column 1 – Land parcel number on plan

This parcel number relates to the piece of land shaded in the enclosed plan. Please refer to the plan to check if the land parcel boundary is correct.

Column 2 – Nature of your interest in the land

This column shows the interest we believe you have in the land.

The information in this column should be of just your interest in the land. If anyone shares the

interest in the land (for example, a joint tenant), their details should be given in column 5.

Column 3 – Do you occupy the land?

This column shows our understanding of whether or not you occupy the land. If you do not occupy the land, the details of anyone who does should be given in column 5.

Column 4 – Legal charge or equitable interest

This column shows whether anyone has a legal charge over or equitable right to the land.

A legal charge is a right a lender has to take someone's property if that person does not pay back money they borrowed using that property as security. If you have a mortgage for the land, the mortgage lender will have a legal charge on the land.

An equitable interest is a right to a proportion of the proceeds from selling property. It is a right established by someone who is not a legal owner but has an interest in the property as a

result of things they have done (for example, contributed to mortgage repayments, paid property taxes or bills for essential services, raised children or paid for renovations) or that stems from the principle of fairness and justice.

If you correct any of the details in this column, do not provide bank account details.

Column 5 – Other people or organisations that have an interest in the land

Please give the name and contact details (if known) of any other people or organisations that

own or occupy the land or have a legal interest in it.

This might include, for example, the following.

☐ A person or organisation you pay rent to (for example, a landlord or freeholder)

☐ A person or organisation that rents the property from you (for example, leaseholders, tenants, licence holders)

☐ Anyone with rights over the land, including rights of access, options to purchase (the right to be given the first opportunity to buy the land), restrictive covenants (restrictions on how the land can be used), rent charges, licences to use the land, drainage rights, grazing rights, shooting rights, mineral rights, easements (formal rights associated with the land) or wayleaves (formal rights agreed between a landowner or occupier and a third party)

If you know of any person or organisation you expect to gain an interest in the land in the next

six months (for example, through the land being sold or a lease being granted, provide details

of the person or organisation (unless the matter is confidential)

CONFIRMATION QUESTIONNAIRE

Cambourne to Cambridge

Confidential

70086660-ConfS-20240503-2981869

Section 3 – Confirmation and corrections

Have you corrected any of the information in section 1?

Yes ☐

No ☐

Have you corrected any of the information in section 2?

Yes ☐

No ☐

Have you corrected a parcel boundary shown on an enclosed plan?

Yes ☐

No ☐

By signing below you are confirming that the details in the schedule are, as far as you know and believe, complete and accurate.

Signed:Date:

Name: (please print).....

Please return this confirmation questionnaire to us in the enclosed prepaid envelope,
or send it to:

'Freepost WSP' OR scan/photograph the response and email it
to cambournetocambridge@wsp.com

Greater Cambridge Partnership and their agents will process the personal information you have provided in this questionnaire only for purposes necessary for the Cambourne to Cambridge scheme and in line with the Data Protection Act 2018 and the General Data Protection Regulation (GDPR).

For more information about our privacy policy or to read our privacy statement, please visit our website at www.wsp.com

Ref No: Email 43

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Friday, May 3, 2024 12:07 PM
To: Church, Henry @ London HH <Henry.Church@cbre.com>
Cc: Crome-Lea Business Park <office@crome-lea.co.uk>
Subject: RE: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

External

Henry,

The response is disappointing but expected and not a great way to start negotiations.

You will understand when I say I'll have to let you know if this wet weather gets in the way and we have to defer the walk over at short notice because it is a spraying day.

Regards

Rob

Ref No: Email 44

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Friday, May 3, 2024 11:47 AM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: Crome-Lea Business Park <office@crome-lea.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

Rob

My client has said, variously

...a full report will be published, as are all our ecological reports. We are also able to provide an informal update if we discover anything noteworthy

And

I'd be reluctant to put a date on the reports, and it's important to be clear that we produce overall reports at project level. We do not produce a report on each site let alone site visit. It may be that we report precisely nothing relating to this particular walkover given that its simply verification.

But we can confirm that should anything of significance is observed we can feedback straight away

So, insofar as there is anything reportable, you will get to find out about it but I can't say when

OK

H

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

Ref No: Email 45

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Friday, May 3, 2024 10:19 AM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: Crome-Lea Business Park <office@crome-lea.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

Rob

I am waiting for a response on the ecology report

My client has emailed, as follows

Jennie Fincham and Chris Porter are the ecologists. Jennie can be reached at 07341788371.

The team will survey their land in the time slot between 9:30 and 11:30 and will give them a ring.

From our side, I hope everything is in order now. We just need Mr Sadler's telephone contact please.

Are you willing to share your mobile number?

H

Henry Church

Senior Director
CBRE | Valuation & Advisory Services | Compulsory Purchase
T 020 7182 2194 | M 07852 205 114

Ref No: Email 46

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Thursday, May 2, 2024 11:01 AM
To: Church, Henry @ London HH <Henry.Church@cbre.com>
Cc: Crome-Lea Business Park <office@crome-lea.co.uk>
Subject: RE: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

External

Henry,

If they ask why I would like to receive the report – be sure to tell them ‘why not ?’ Always needs to work both ways...

Rob

Ref No: Email 47

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Thursday, May 2, 2024 10:59 AM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: Crome-Lea Business Park <office@crome-lea.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

Rob

I will get answers to your questions

Henry Church

Senior Director
CBRE | Valuation & Advisory Services | Compulsory Purchase
T 020 7182 2194 | M 07852 205 114

--- Attachments) ---

Ref No: Email 48

From: Rob Sadler <rsadler@mandsestates.com>

Sent: Thursday, May 2, 2024 10:48 AM

To: Church, Henry @ London HH <Henry.Church@cbre.com>

Cc: Crome-Lea Business Park <office@crome-lea.co.uk>

Subject: Re: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

External

No problem Henry provided we receive a full copy of the ecology report. We are due to be spraying that week but I'll make sure there is a window for the inspection. Please provide names and ask them to call me before they go on site.

Thanks

Rob Sadler

07968 550 458

--- Attachments) ---

Ref No: Email 49

From: Church, Henry @ London HH <Henry.Church@cbre.com>

Sent: Thursday, May 2, 2024 10:41 AM

To: Rob Sadler <rsadler@mandsestates.com>

Cc: Crome-Lea Business Park <office@crome-lea.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

Rob

Can the project undertake this survey on 8 May?

H

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

--- Attachments) ---

Ref No: Email 50

From: Church, Henry @ London HH

Sent: 29 April 2024 15:20

To: Rob Sadler

Cc: O'Connor, Brendan @ London HH; Gullett, Will @ London; Church, Henry @ London HH

Subject: RE: CtoC Busway - Sadler

Rob

Thank you for your email and I note you will come back to us in respect of the meeting minutes.

Coming back to you on your various points:

☐ Fees - your time for surveying and professional advice on behalf of your family is understood. £200+VAT is

acceptable, and I suggest we set a cap of £3,000 in the first instance. All time will need to be reasonably

incurred and time sheets provided as per Will's example he shared previously.

☐ Transport Planner – Are you able to clarify the rationale for hiring Elliot Page?

☐ Claimant Time - £75/hr is not reasonable. £30/hr is standard practice for rural claimant time.

☐ Surveys – Agreed – a tariff based system is the most effective way of dealing with survey visits. I am not

aware that further surveys are required on C2C at the moment. I have however been made aware that

GCP's design team WSP are in the process of lining Will and team up to engage with landowners such as

your parents in respect of intrusive surveys for the Greenways though, in which I understand you are

involved. Will / team will be in touch in respect of surveys access for Greenways in due course via separate

email thread.

I look forward to hearing from you.

Regards

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

Ref No: Email 51

From: Church, Henry @ London HH <Henry.Church@cbre.com>

Sent: Saturday, April 27, 2024 1:47 PM

To: Rob Sadler <rsadler@mandsestates.com>

Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>; Gullett, Will @ London

<Will.Gullett@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: CtoC Busway - Sadler

Rob

Thanks for your email – I am taking instructions

REF - Sandler 21

2

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

Ref No: Email 52

From: Rob Sadler <rsadler@mandsestates.com>

Sent: Friday, April 26, 2024 12:28 PM

To: Gullett, Will @ London <Will.Gullett@cbre.com>

Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>; Church, Henry @ London HH

<Henry.Church@cbre.com>

Subject: CtoC Busway - Sadler

External

Dear Henry and Will,

It was a pleasure to meet with you both a couple of weeks ago and thank you for your time.

Apologies for the slight delay in getting back to you on the heads of terms – my mother has been in hospital for

a week (out now) with Phenomena.

There are several points I need to come back to Will on in respect of the minutes of the meeting and I

anticipate doing this next week with clarity on the passing points (the minutes are incorrect) and road access

points, location of grand parents ashes, requests for CGI of what it will look like from Coton and on top of the

Hill from various locations – all of which was discussed at the meeting.

For providing general surveying and professional advice and dealing with this matter on behalf of J & WR

Sadler, my fees are charged on an hourly rate basis of £200 plus vat including travel time to and from

appointments. I do not anticipate incurring any out-of-pocket expenses; however, any expenses are to be

agreed prior with yourselves and charged in addition to the hourly rate.

The fees exclude any third-party consultancy and legal fees such as a transport planner that will be required to

provide technical advice. As discussed in the meeting we are likely to Elliot Page as KMC transport planning.

I suggest raising an invoice for my time every 8 weeks (approximately) and accept your client will pay the fees

within 30 days of sending you the invoice. All invoices will be accompanied by a detailed time sheet.

My clients' fees to be charged at £75.00 per hour with a separate invoice issued on the same terms above.

I think it would be wise to discuss and agree a suitable tariff of costs payable to the landowner for walk overs

(per person) digs, etc and will leave this to you to have a think about – to keep my time to spent on this job to a

minimum.

I will be using this email account for all correspondence and trading as Sadler Estates Limited when raising the

invoices. Please let me know what the procedure is for raising invoices/ PO numbers etc.

I look forward to hearing from you soon on fees and I will come back to you early next week on the minutes.

Regards

Rob Sadler

Rob Sadler MRICS

Matthews & Sadler Estates Ltd

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formal ("Red Book") valuation, and neither Matthews and Sadler Estates Limited nor the author can accept any responsibility to any third

party who may seek to rely upon it, as a whole or any part as such. Subject to Contract

Ref No: Email 53

From: Irina Ferreira <Irina.Ferreira@cambridgeshire.gov.uk>
Sent: Friday, April 26, 2024 10:08 AM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: Church, Henry @ London HH <Henry.Church@cbre.com>; Crome-Lea Business Park <office@crome-lea.co.uk>
Subject: RE: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

External

Dear Rob,

Thank you for your email.

I will notify our team that all requests must be directed to CBRE.

Regards,

Irina

--- Attachments) ---

Ref No: Email 54

From: Rob Sadler <rsadler@mandsestates.com>

Sent: Thursday, April 25, 2024 8:15 PM

To: Irina Ferreira <Irina.Ferreira@cambridgeshire.gov.uk>

Cc: henry.church@cbre.com; Crome-Lea Business Park <office@crome-lea.co.uk>

Subject: RE: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

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Dear Irina,

I have been instructed by the landowners to represent as land agent in respect of the proposed busway. I met with your client's land agent Henry Church a couple of weeks ago.

Can you please ensure all requests for access are requested through Henry and his team please.

Henry, I shall be in touch tomorrow for a catch up on recent matters and to agree a fee structure to keep things moving along.

Regards

Rob Sadler

Rob Sadler BSc MRICS

Matthews & Sadler Estates Ltd

+44 (0) 7968 550 458

--- Attachments) ---

Ref No: Email 55

From: Crome-Lea Business Park <office@crome-lea.co.uk>
Sent: Thursday, April 25, 2024 7:53 PM
To: Rob Sadler <rsadler@mandsestates.com>
Subject: Fwd: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

Sent from my iPhone

Begin forwarded message:

From: Irina Ferreira <Irina.Ferreira@cambridgeshire.gov.uk>
Date: 25 April 2024 at 14:27:29 BST
To: stuart.sadler1@btinternet.com, office@crome-lea.co.uk
Cc: C2C <C2C@greatercambridge.org.uk>
Subject: FW: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

Dear Mr. Sadler,

In support of the Cambourne to Cambridge EIA, our surveyors are requesting access to parcel 27 to undertake a non-intrusive walkover survey along the Cambridge to Cambourne Scheme in order to complete a habitat validation exercise. Two Ecologists will attend each location to investigate whether there has been a change in condition since the last surveys, which were undertaken during 2019 – 2022. Features of particular interest may include changes in ditches and ponds that were previously dry, or grassland that was previously mown short which is now long and tussocky. This will help to assess whether there could have been potential changes in protected species distribution since the previous surveys were completed.

I have attached RAMS for your assistance.

Location of the parcel 27 below /CB222862

<image001.png>

Survey date: 08/05/24

Please let me know if there are any issues by 1st May and thank you for your cooperation.

Kind regards,

Irina Ferreira

Assistant project manager | [Greater Cambridge Partnership](#)

Irina.ferreira@cambridgeshire.gov.uk

<image002.png>

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--- Attachments) ---

<image001.png>

<image002.png>

Ref No: Email 56

From: Church, Henry @ London HH <Henry.Church@cbre.com>

Sent: 29 April 2024 19:50

To: Rob Sadler <rsadler@mandsestates.com>

Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: CtoC Busway - Sadler

Rob

Thank you for your email and I note you will come back to us in respect of the meeting minutes.

Coming back to you on your various points:

- **Fees** - your time for surveying and professional advice on behalf of your family is understood. £200+VAT is acceptable, and I suggest we set a cap of £3,000 in the first instance. All time will need to be reasonably incurred and time sheets provided as per Will's example he shared previously.
- **Transport Planner** – Are you able to clarify the rationale for hiring Elliot Page?
- **Claimant Time** - £75/hr is not reasonable. £30/hr is standard practice for rural claimant time.
- **Surveys** – Agreed – a tariff based system is the most effective way of dealing with survey visits. I am not aware that further surveys are required on C2C at the moment. I have however been made aware that GCP's design team WSP are in the process of lining Will and team up to engage with landowners such as your parents in respect of intrusive surveys for the Greenways though, in which I understand you are involved. Will / team will be in touch in respect of surveys access for Greenways in due course via separate email thread.

I look forward to hearing from you.

Regards

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

--- Attachments) ---

Ref No: Email 57

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Saturday, April 27, 2024 1:47 PM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: CtoC Busway - Sadler

Rob

Thanks for your email – I am taking instructions

Henry Church

Senior Director
CBRE | Valuation & Advisory Services | Compulsory Purchase
T 020 7182 2194 | M 07852 205 114

--- Attachments) ---

Ref No: Email 58

From: Rob Sadler <rsadler@mandsestates.com>

Sent: Friday, April 26, 2024 12:28 PM

To: Gullett, Will @ London <Will.Gullett@cbre.com>

Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: CtoC Busway - Sadler

External

Dear Henry and Will,

It was a pleasure to meet with you both a couple of weeks ago and thank you for your time.

Apologies for the slight delay in getting back to you on the heads of terms – my mother has been in hospital for a week (out now) with Phenomena.

There are several points I need to come back to Will on in respect of the minutes of the meeting and I anticipate doing this next week with clarity on the passing points (the minutes are incorrect) and road access points, location of grand parents ashes, requests for CGI of what it will look like from Coton and on top of the Hill from various locations – all of which was discussed at the meeting.

For providing general surveying and professional advice and dealing with this matter on behalf of J & WR Sadler, my fees are charged on an hourly rate basis of £200 plus vat including travel time to and from appointments. I do not anticipate incurring any out-of-pocket expenses; however, any expenses are to be agreed prior with yourselves and charged in addition to the hourly rate.

The fees exclude any third-party consultancy and legal fees such as a transport planner that will be required to provide technical advice. As discussed in the meeting we are likely to Elliot Page as KMC transport planning.

I suggest raising an invoice for my time every 8 weeks (approximately) and accept your client will pay the fees within 30 days of sending you the invoice. All invoices will be accompanied by a detailed time sheet.

My clients' fees to be charged at £75.00 per hour with a separate invoice issued on the same terms above.

I think it would be wise to discuss and agree a suitable tariff of costs payable to the landowner for walk overs (per person) digs, etc and will leave this to you to have a think about – to keep my time to spent on this job to a minimum.

I will be using this email account for all correspondence and trading as Sadler Estates Limited when raising the invoices. Please let me know what the procedure is for raising invoices/ PO numbers etc.

I look forward to hearing from you soon on fees and I will come back to you early next week on the minutes.

Regards

Rob Sadler

Rob Sadler MRICS

Matthews & Sadler Estates Ltd

+44 (0) 7968 550 458

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--- Attachments) ---

Ref No: Email 59

From: Gullett, Will @ London <Will.Gullett@cbre.com>

Sent: Tuesday, April 16, 2024 9:17 AM

To: Wendy (private) <woodfield46@btinternet.com>; Rob Sadler <rsadler@mandsestates.com>

Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: Automatic reply: CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.

Dear Wendy & Rob,

Fur721ther to my email below, please find attached the minutes from our meeting last week. I trust this is a fair summary but if you feel I have missed anything or would like to add extra detail then please do let me know.

Rob, I also attach an example template you could use to record your time - I look forward to hearing from you on the fees point.

I have taken away the actions we have from our side and will respond shortly on this but in the meantime please do confirm the W3W location of the ashes so I can take this to the GCP design team.

Many thanks

Will

Will Gullett MRICS FAAV

Senior Surveyor

CBRE | Valuation & Advisory Services

Henrietta House | Henrietta Place | London W1G 0NB
M +44 (0)7881 006123

will.gullett@cbre.com | [LinkedIn](#)

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Ref No: Email 60

From: Gullett, Will @ London

Sent: Wednesday, April 10, 2024 12:54 PM

To: Wendy (private) <woodfield46@btinternet.com>; rsadler@mandsestates.com

Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: Automatic reply: CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.

Dear Wendy & Rob,

Thank you for yours, John's and Stuart's time yesterday – it was great to meet you all and the meeting was certainly productive.

I have taken an immediate action to circulate some minutes which I will provide to you as soon as possible.

Many thanks

Will

Will Gullett MRICS FAAV

Senior Surveyor

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Henrietta House | Henrietta Place | London W1G 0NB

M +44 (0)7881 006123

will.gullett@cbre.com | [LinkedIn](#)

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Ref No: Email 61

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Monday, March 25, 2024 1:06 PM
To: Wendy (private) <woodfield46@btinternet.com>
Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: Automatic reply: CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.

Wendy

Would it be possible for us to meet with you on 9 April – at, say 10.30/11?

We are happy to come to your house

Regards

Henry Church

Senior Director
CBRE | Valuation & Advisory Services | Compulsory Purchase
T 020 7182 2194 | M 07852 205 114

Ref No: Email 62

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Monday, March 18, 2024 7:12 AM
To: Wendy (private) <woodfield46@btinternet.com>
Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: Automatic reply: CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.

Wendy

Thanks for your email

I will speak to my client and come back to you with availability

Henry Church

Senior Director
CBRE | Valuation & Advisory Services | Compulsory Purchase
T 020 7182 2194 | M 07852 205 114

Ref No: Email 63

From: Wendy (private) <woodfield46@btinternet.com>

Sent: Friday, March 15, 2024 8:13 AM

To: Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: Re: Automatic reply: CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.

External

Dear Henry

Thank you for the plans

We as land owners would like a meeting not a phone call

We are around on Tuesdays Thursday and Friday mornings
Can we please arrange

Thank you

Wendy Sadler

Sent from my iPhone

On 13 Mar 2024, at 11:04, Church, Henry @ London HH <Henry.Church@cbre.com> wrote:

I am on holiday until 14 March but will, periodically, pick up emails

Please call me if the matter is urgent

Regards

Henry

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Ref No: Email 64

From: Gullett, Will @ London <Will.Gullett@cbre.com>

Sent: 26 April 2024 16:20

To: Wendy (private) <woodfield46@btinternet.com>; rsadler@mandsestates.com

Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.

Dear Wendy & Rob,

I promised I would come back to you with further info on the bus routing, crossing points and bus stops following our meeting on 9th April. I have received further context from GCP which I have included below. There are still several points for me to revert on but in the interests of time, wanted to come back to you partially.

1) Rationale as to why GCP's bus route follows the route it does as opposed to down the existing highway.

a. GCP response below:

Over the last 10 years we have considered many different route options including:

1. bus lanes along the existing roads,
2. junction improvements along the A1303,
3. routes north of the A428/A1303 and
4. routes south of the A428/A1303.

All route options have been through a rigorous assessment process, which is explained below in more detail. Background documents on these options and their assessments are published on our website.

Option assessments

We fully assessed alternative options as part of preparing the Outline Business Case for the scheme. These assessments conform with Department for Transport (DfT) Transport

Analysis Guidance (TAG). A number of on-road options were assessed in detail but did not perform as well as the proposed scheme.

We considered both on and off-road routes as part of the option development. These options were compared in the Phase 1 Consultation undertaken in 2017/18.

As the scheme was developed towards the Outline Business Case stage, options were refined to an off-road option south of the existing A428/A1303. These options were substantially amended to reflect issues emerging from consultation. They now form the basis for the current preferred option.

Low-cost, on-road option

A low-cost alternative was also developed, as required by DfT guidance. This was based on on-road improvements and included:

1. minimal infrastructure changes west of Madingley Mulch roundabout and
2. sections of inbound bus lane between Madingley Mulch Roundabout and Lady Margaret Road to the east of the M11. Due to the constraints at the M11 Junction 13, the bus lane was not continuous and terminated before the bridge. Buses would join general traffic over the bridge, before re-joining a bus lane on the other side.

Option appraisal reports

Following the 2017/18 consultation, the [Option Appraisal Report 1](#) was created, as part of the Outline Business Case. It recommended the best on-road and off-road alternative to be taken forward for further consideration. These alternatives were based on the schemes taken to consultation.

The on-road and off-road options were then assessed further in [Option Appraisal Report 2](#). It concluded that an off-road option for Phase 1 was better performing.

The [GCP Executive Board noted in December 2018](#) that the proposed off-road option best meets the strategic and policy objectives of the Greater Cambridge Partnership.

Independent audit

An Independent Audit was undertaken in 2021. It confirmed there has been proper consideration of alternative options. These include various alternatives and iterations put forward by stakeholders throughout the life of the scheme since 2014.

The independent review acknowledges:

1. a robust appraisal process and
2. that 'the process has included extensive consultations with stakeholders and affected parties.
3. The preferred option has taken these views into account and

4. proposed mitigation measures where negative impacts are identified.’

[See more on the independent audit here.](#)

Other options

Alternative stakeholder options have also been extensively considered and discussed to further evidence full consideration of options.

Cambourne to Cambridge Local Liaison Forum group: significant correspondence and evidence of meetings about alternatives proposed by the group has been published online - [Cambourne to Cambridge: LLF \(\[greatercambridge.org.uk\]\(http://greatercambridge.org.uk\)\)](#).

Northern alignments and on-road quick wins: evidence of previous assessment of [northern alignments](#) and [on-road “quick wins”](#) was presented in two Technical notes published in 2019 - [Cambourne to Cambridge: background \(\[greatercambridge.org.uk\]\(http://greatercambridge.org.uk\)\)](#). These notes highlight limitations in effective and deliverable short-term solutions. This is due to:

1. building congestion on the highway,
2. the impacts of significant disruption from any works and required boundary land-take, leading to likely objection,
3. protracted process and
4. longer delivery times.

The planning process has advanced, having discounted workable and viable alternatives to progress with modelling, further assessment and ultimately present the proposed scheme as set out in March 2023, in line with DfT guidance and process. Full assessment detail is reported in the [Outline Business Case](#).

The Cambridge Past, Present and Future (CPPF) 2021 proposal

The [CPPF 2021 proposal](#) was submitted to the Independent Audit in March 2021.

The CPPF option comprises some modest sections of inbound bus lanes and junction improvements. It does not provide a Cambourne to Cambridge scheme.

The project team carried out a high-level review of the CPPF report at the time. The report’s author stated that the report proposed a “package of quick-win interventions to the Greater Cambridge Partnership and Combined Authority as an effective and low-cost interim solution whilst details of longer-term infrastructure schemes, such as East West Rail, the CAM network and the Girton Interchange, are worked out”. The alignment of East West Rail (EWR) is to be confirmed but would not directly serve the growing Bourn Airfield community and West Cambridge site. The CAM network has been cancelled and Girton Interchange upgrade has never been proposed by National Highways. Had the CAM been delivered, as the CPPF report assumed, then it would have provided a fully segregated off-

line route for the Cambourne to Cambridge corridor. As such, a quick win package was never intended to, and therefore cannot, assure the future growth of the Cambourne to Cambridge corridor. The delivery of Cambourne West, Bourn Airfield and West Cambridge developments cannot be achieved with this short-term package of proposals predicated on the assumption that an off-road route for Cambourne to Cambridge (whether or not the GCP proposal) was to be provided. This position was supported by the Independent Audit which concluded that a short-term alternative “does not invalidate the assumptions and constraints for the preferred option as a long-term solution to meet the growth in travel demand along the corridor”.

In the context of your own farm I would note that the most significant physical constraints are opposite the Madingley Wood SSSI and American Cemetery. If we were to widen the current corridor to provide bus lanes we would need to avoid damage to these nationally protected sites and would require land take from properties along the south of the A1303 including your own.

2) Crossing points

- a. I am awaiting a response on this. Will follow up on this.

3) Bus stop request below business park

- a. GCP Response: We have previously had discussions about provision of a stop above the reservoirs adjacent to the existing public right of way. Our view is that this would be in an isolated location half way down the hill, where we would need to avoid providing lighting because of the potential impact on bats. As such this would not be a particularly suitable location for a bus stop on the grounds of personal security. We would, however, be happy to discuss this further if there were significant local support for such a proposal.

I will follow up in due course with Heads of Terms but I look forward to hearing from you in the meantime.

Kind regards

Will

Will Gullett MRICS FAAV

Senior Surveyor

CBRE | Valuation & Advisory Services

Henrietta House | Henrietta Place | London W1G 0NB

M +44 (0)7881 006123

will.gullett@cbre.com | [LinkedIn](#)

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Ref No: Email 65

From: Church, Henry @ London HH <Henry.Church@cbre.com>

Sent: Monday, March 18, 2024 7:12 AM

To: Wendy (private) <woodfield46@btinternet.com>

Cc: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>; Church, Henry @ London HH

<Henry.Church@cbre.com>

Subject: RE: Automatic reply: CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.

Wendy

5

Thanks for your email

I will speak to my client and come back to you with availability

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

Ref No: Email 66

From: Wendy (private) <woodfield46@btinternet.com>

Sent: Friday, March 15, 2024 8:13 AM

To: Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: Re: Automatic reply: CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.

External

Dear Henry

Thank you for the plans

We as land owners would like a meeting not a phone call

We are around on Tuesdays Thursday and Friday mornings

Can we please arrange

Thank you

Wendy Sadler

Sent from my iPhone

On 13 Mar 2024, at 11:04, Church, Henry @ London HH <Henry.Church@cbre.com> wrote:

I am on holiday until 14 March but will, periodically, pick up emails

Please call me if the matter is urgent

Regards

Henry

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Ref No: Email 67

From: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>

Sent: 12 March 2024 16:52

To: woodfield46@btinternet.com

Cc: Gullett, Will @ London <Will.Gullett@cbre.com>; Franklin, James @ London HH <James.Franklin@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.

Dear Mrs Sadler,

I refer to your recent contact to Greater Cambridge Partnership requesting details of the CtoC busway plans.

Please find attached:

1. A HoT Plan that sets out the land acquisition areas.
 - a. Pink = permanent land acquisition for the busway and mitigation
 - b. Green = temporary acquisition powers. In this case for a works compound (plot 10-116) and temporary working area (plot 10-111)
 - c. Blue = temporary acquisition and permanent acquisition of rights for purposes of constructing and tying in drainage to existing water course.
2. A general arrangement plan detailing the current design details of mitigation, hedges, and private means of access / crossing points (in pink)
3. A schedule detailing ownership, areas etc of each plot.

Please accept my apologies for you having to request sight of the latest design plans; we have been engaging with the land agent you appointed (Bidwells) last year and between us

there has been an unfortunate lapse of communication arising from staff leaving the firm. Noting what you say around the location of the passes, which I assume are the crossing points over the busway (?), please be assured that the design is not yet fixed and we are open to feedback crossing point locations and other design matters.

With that in mind, once you have opportunity to review the plans we could arrange a call or a video meeting to discuss the proposal in more detail. In this respect could you advise some convenient times for a call and advise if your agent will be in attendance so I can include them in an invite. Please advise if you do / do not have access to MS Teams video calls and I can make alternative arrangements.

I look forward to hearing from you,

Best regards,

Brendan

Brendan O'Connor

Associate Director

CBRE | UK, Compulsory Purchase

Henrietta House, Henrietta Place | London, W1G 0NB

T +44 (0) 20 7182 2445 | Ext 22445

M +44 (0)7799 587 818

brendan.oconnor@cbre.com | www.cbre.co.uk

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Ref No: Email 68

From: Greater Cambridge Partnership <contactus@greatercambridge.org.uk>

Sent: 28 February 2024 14:32

To: woodfield46@btinternet.com

Subject: FW: Standard - Greater Cambridge Partnership - Cambourne to Cambridge

CRM:00014326459

Dear Wendy,

Thanks for getting in touch again.

Just a quick note to confirm, our land agents CBRE will be contacting you shortly to arrange a call. They will

also send you a map, as requested.

Kind regards,

Michael

Ref No: Email 69

From: Wendy (private) <woodfield46@btinternet.com>

Sent: Wednesday, February 28, 2024 11:07 AM

To: Greater Cambridge Partnership <contactus@greatercambridge.org.uk>

Subject: Re: Standard - Greater Cambridge Partnership - Cambourne to Cambridge
CRM:00014326459

Dear Jo

We gave never received an up to date plan we saw it in savills office

Can you please forward us another plan

We need to talk about the passes can we arrange a phone call at sometime

Kind regards

Wendy Sadler

Sent from my iPhone

On 28 Feb 2024, at 10:10, Greater Cambridge Partnership
<contactus@greatercambridge.org.uk>

wrote:

Dear Mrs Sadler,

Many thanks for contacting us.

The proposed route has not changed significantly in this area since we wrote to you last December. But we have been in discussion with St Johns College as they responded to us with some queries.

Our property advisors CBRE will be in touch to share the potential revisions to the plans, although I believe St Johns College may have already shared them with you.

In the meantime, please do let us know if you have any further queries.

Kind regards,

Jo Baker

Ref No: Email 70

From: Cambridgeshire County Council Contact Centre

<Cambridgeshire.countycouncilcontactcentre@cambridgeshire.gov.uk>

Sent: Friday, February 23, 2024 2:30 PM

To: Greater Cambridge Partnership <city.deal@cambridgeshire.gov.uk>

Subject: FW: Standard - Greater Cambridge Partnership - Cambourne to Cambridge

CRM:00014326459

----- Original Message -----

From: Cambridgeshire.countycouncilcontactcentre@cambridgeshire.gov.uk

<Cambridgeshire.countycouncilcontactcentre@cambridgeshire.gov.uk>;

Received: Fri Feb 23 2024 11:46:12 GMT+0000 (Greenwich Mean Time)

To: city.deal@cambridgeshire.gov.uk;

Subject: Standard - Greater Cambridge Partnership - Cambourne to Cambridge

CRM:00014326459

Person to contact about this enquiry

Title: Mrs

Full name: Wendy Sadler

Contact ID: CON-223360

Address:

WOODFIELD HOUSE MADINGLEY ROAD COTON CAMBRIDGE CB23 7PH

Preferred contact method: Home Phone

Email: woodfield46@btinternet.com

Mobile: 07730590530

Home phone: 01954210265

Details

Enquiry Type: Cambourne to Cambridge

Enquiry Details: Customer is asking for a map of the new bus route that covers Cromley Farm /

Maddingley Mulsh . The route goes through the family farm and they haven't received a map in

regards to proposals . If possible she would like a call on 01954211563 . She has concerns that

passes are not in the right place after seeing a map ST Johns have .

Kind regards

Customer Services

Ref No: Letter 84b

Date: 04/12/2023
Contact: Jo Baker
Email: jom.baker@cambridgeshire.gov.uk
Reference: C-Cstake/dec23



PO Box 1493,
4 Regent Street
Cambridge
CB1 0YR

Dear Sir/Madam,

Cambourne to Cambridge Guided Busway

As a stakeholder with an interest in the Cambourne to Cambridge public transport and active travel scheme, we are writing to let you know it is now progressing towards submission of the Transport and Works Act Order, as agreed at the Cambridgeshire County Council meeting on 21 March 2023.

The objective of the proposed Order is to authorise works and the purchase of land to:

improve accessibility to support the continued growth of Greater Cambridge,

deliver a sustainable transport network that connects Cambourne to Cambridge and key employment sites, enhance the quality of life by relieving congestion and improving air quality.

Early next year, Cambridgeshire County Council (as promoter), on behalf of the Greater Cambridge Partnership, will make an application to the Secretary of State for Transport under section 6 of the Transport and Works Act 1992 for the Order to authorise the Cambourne to Cambridge Guided Busway scheme. The application will be submitted together with a request to the Secretary of State that planning permission is deemed to be granted for the scheme.

The proposed Order and deemed planning direction will, if made, authorise the Council to construct, operate and maintain:

- a two-way guided busway 13.6 kilometres in length from Sterling Way, Cambourne to Grange Road, Cambridge, segregated from local highways except for stretches along St Neots Road and Charles Babbage Road; buses will continue to various key destinations from West Cambridge or Grange Road to the north, east and south of the City, as well as to the City Centre
- intermediate bus stops along the route and a fully segregated active travel route running alongside the busway, which will also be available for emergency and maintenance access as well as for public use as a bridleway for most of the length of the guided busway,
- a new travel hub building and Park and Ride site east of Scotland Farm with access for the buses over the existing A428 bridge,

Date:

04/12/2023

Contact:

Jo Baker

Email:

jom.baker@cambridgeshire.gov.uk

Reference:

C-Cstake/dec23

PO Box 1493,

4 Regent Street

Cambridge

CB1 0YR

- new bridges over the M11 and at Bin Brook to provide for the two-way guided busway and adjoining but segregated active travel route (including access for emergency and maintenance),
- access roads, temporary compounds, stopping up, diversion and creation of public rights of way, highway crossings, drainage works and attenuation/infiltration ponds.

The proposed Order, if made, would also permit:

- the compulsory acquisition of land for the proposed works and ancillary purposes, including worksites; the acquisition of rights over specified land; provisions for the

temporary use of land in connection with the proposed scheme; and the extinction and creation of private rights,

- stopping up of highways; provisions relating to streets; and powers to survey and investigate land.
- powers to carry out certain works in the highway and the right to use private roads,
- powers to carry out works to streets including the temporary diversion of streets,
- acquisition of replacement land for in exchange open space land acquired compulsorily.

Prior to making the above application we wanted to make you aware that the following draft application documents are available for you to view on our website (see details below):

1. Order
2. Explanatory Memorandum
3. Request for deemed planning permission including draft planning conditions
4. Rights of Way plans
5. Works and land plans
6. Deemed planning drawings
7. Non-Technical Summary of the Environmental Statement

The full Environmental Statement is also available.

The documents can all be found at www.greatercambridge.org.uk/cambourne-cambridge-twao.

If you have any comments on the draft application documents prior to submission, we would ask for them by 12 January 2024.

If there are any queries or you would like to meet with us to consider the details of the draft application please contact contactus@greatercambridge.org.uk or call 01223 699906.

Once the application to the Secretary of State has been made, an Inspector will be appointed to consider the proposed Order and deemed planning request at a local public inquiry. There will therefore be further opportunity to make representations on the application at that stage and before a determination is made.

Yours sincerely

Jo Baker

Project Manager

Greater Cambridge Partnership

Ref No: Email 84a

From: UK - Cambourne to Cambridge

Sent: 04 December 2023 14:00

Subject: Cambourne to Cambridge - December 2023 update

Dear John and Wendy Sadler,

As a stakeholder with an interest in the Cambourne to Cambridge public transport and active travel scheme, we are writing to let you know it is now progressing towards submission of the Transport and Works Act Order.

Please find attached a letter with further information on the proposed Order and the next steps for the project.

If you have any queries please contact contactus@greatercambridge.org.uk or call 01223 699906.

Kind regards

The C2C Project team

Ref No: Email 85a

From: UK - Cambourne to Cambridge

Sent: 16 November 2023 13:55

To: office@crome-lea.co.uk

Subject: Cambourne to Cambridge - Landowner Update Nov 23

Dear Mr Sadler

Please see the attached letter updating you about the Cambourne to Cambridge project, please use the contact details in the letter should you have any queries.

Kind regards

The Cambourne to Cambridge team

Date: 16/11/2023



Greater Cambridge Partnership
PO Box 1493
Mandela House
4 Regent Street
Cambridge
CB1 0YR

Dear landowner/tenant,

We are writing to you today to regarding the Cambourne to Cambridge project which will deliver a new, mostly dedicated bus route between Cambourne and Cambridge, via the new Bourn Airfield development, and the West Cambridge site.

The Cambourne to Cambridge team is continuing to prepare the application for a Transport & Works Act Order (TWAo). Such an order, if granted, would authorise a busway to be built and would, as you will be aware, require land which you either own or lease.

As part of this process our land agents have been speaking to landowners and tenants and will be getting in touch with you in the near future if they are not already in dialogue.

Their contact details are:

James Franklin CBRE

T +44 (0) 20 7182 2658 | Ext 22658

james.franklin@cbre.com

In the meantime, if you have any questions or concerns, then please email contactus@greatercambridge.org.uk.

Yours sincerely

Jo Baker

Project Manager

Greater Cambridge Partnership

Date:

16/11/2023

Contact:

Greater Cambridge Partnership

PO Box 1493

Mandela House

4 Regent Street

Cambridge

CB1 0YR

Ref No: Email 71

From: Irina Ferreira <irina.ferreira@cambridgeshire.gov.uk>

Sent: 23 August 2023 20:50

To: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>

Cc: Jo M Baker <JoM.Baker@cambridgeshire.gov.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>; Franklin, James @ London HH <James.Franklin@cbre.com>

Subject: RE: GCP - Sadler

External

Dear Jeremy,

Please find attached remittance for future reference.

Kind regards,

Irina Ferreira

Assistant Project Manager

Greater Cambridge Partnership



Ref No: Email 72

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: Thursday, August 17, 2023 11:44 AM
To: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>
Cc: Irina Ferreira <irina.ferreira@cambridgeshire.gov.uk>; Jo M Baker <JoM.Baker@cambridgeshire.gov.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: GCP - Sadler

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Hi Jeremy,

Thanks for confirming.

We will get that payment progressed now and will let you know once paid.

Thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 73

From: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>

Sent: 17 August 2023 10:49

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Subject: RE: GCP - Sadler

External

James,

They are correct, thank you

Jeremy

Ref No: Email 74

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: Thursday, August 17, 2023 9:45 AM
To: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>
Cc: Church, Henry @ London HH <Henry.Church@cbre.com>;
irina.ferreira@cambridgeshire.gov.uk; Louise Newton <louise.newton@bidwells.co.uk>
Subject: RE: GCP - Sadler
Importance: High

Hi Jeremy,

Further to the exchange below, please can you confirm the account details are correct so we can get Mr Sadler paid. Alternatively please send over to Stuart Sadler and cc me in and ask if can confirm the details are correct?

I will be on leave from Friday so in any response please cc all in so this can be processed while I am on leave.

Thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 75

From: Louise Newton <louise.newton@bidwells.co.uk>

Sent: 14 August 2023 15:43

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Cc: Church, Henry @ London HH <Henry.Church@cbre.com>;
irina.ferreira@cambridgeshire.gov.uk; Jeremy Procter <Jeremy.Procter@bidwells.co.uk>

Subject: RE: GCP - Sadler

External

Hi James

Jeremy will be able to respond on this. He will be back in the office on Wednesday, but please let me know if anything needs actioning urgently.

Kind regards

Louise



Louise Newton BSc (Hons) MSc MRICS
Associate, Rural

M: 07932 699707 | [bidwells.co.uk](https://www.bidwells.co.uk)

AT THE FOREFRONT OF THE MOST DYNAMIC MARKETS

bidwells.co.uk



Ref No: Email 76

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: Monday, August 14, 2023 2:42 PM
To: Louise Newton <louise.newton@bidwells.co.uk>
Cc: Church, Henry @ London HH <Henry.Church@cbre.com>;
irina.ferreira@cambridgeshire.gov.uk; Jeremy Procter <Jeremy.Procter@bidwells.co.uk>
Subject: RE: GCP - Sadler

Hi Louise,

I received and OOO from Samuel as he has now left Bidwells and he has included your details as a point of contact.

Are you able to confirm the client acct details are correct for Sadlers?

Many thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 77

From: Franklin, James @ London HH

Sent: 11 August 2023 17:21

To: samuel.nobbs@bidwells.co.uk

Cc: Church, Henry @ London HH <Henry.Church@cbre.com>;
irina.ferreira@cambridgeshire.gov.uk; jeremy.procter@bidwells.co.uk

Subject: RE: GCP - Sadler

Hi Samuel,

Hope you are well.

Payment is being organised to be paid by GCP direct to your client. I understand J &WR Sadler are VAT registered and will be claiming back the VAT. That means that your client will be paying the VAT element for your fees as they can claim that back. If that is not the case please let me know ASAP.

Crop Loss: £3,918.75

Remedial Works: £198.86

Fencing: £545

Total - £4,662.61

Plus professional fees £1,340.74

Total - £6,003.35

Account details my client has on record are:

Supplier Name: J &WR Sadler (Crome-Lea Farm)

Bank: Barclays bank

Sort Code: 20-17-19

Account No: 80994219

Name on Account : J & WR Sadler

Please confirm these are correct and we will get the monies sent over.

Many thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 78

From: Church, Henry @ London HH <Henry.Church@cbre.com>

Sent: Friday, May 5, 2023 5:17 PM

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: GCP - Sadler

Samuel

Thanks – I am liaising with my client on all points

Regards

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

Ref No: Email 79

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 05 May 2023 15:30
To: Church, Henry @ London HH <Henry.Church@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>
Subject: RE: GCP - Sadler

External

Dear Henry

Thanks for the below.

All correct. Overhall Farming is the contractor.

To note, I do anticipate my client could agree to a sale by private treaty, but only if the terms are right. I have not taken instructions on this point – so this is only my hypothesis. We will need to go into the finer points in due course.

X fencing is something similar to the attached. Primarily, it just needs to be a mesh fencing, high enough and sturdy enough to prevent littering and trespass. I think a hedgerow being planting would help as well, and would improve the scheme's 'green credentials'.

I'll confirm to my client that you are happy with a crop loss claim at £5,062.61 plus fees. Do let me know once you have this confirmed by GCP.

Kind regards

Samuel

Ref No: Email 80

From: Church, Henry @ London HH <Henry.Church@cbre.com>

Sent: 05 May 2023 14:08

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: GCP - Sadler

Samuel

Thanks for your time on Wednesday

You explained that

- Crome Lea Farm comprises a number of business units occupied by a number of businesses including NFU Mutual
- The land is contract farmed by Overhaul (sp?) Farming. Overhaul is run by Mark Jenkins and his 3 sisters
- The scheme cuts the land in half on the brow of the hill
- Mr Sadler Sr is less enthusiastic about the scheme whereas his son, Stuart, is perhaps more pragmatic about it.
- You anticipate that
 - Your clients will sell by private treaty – consideration to reflect loss of land and IA to retained assets. I did suggest that whilst I understand the concept of IA to residential units it is harder to evidence in respect of commercial units
 - A suitable offer of accommodation works – principally a fence sufficient to prevent encroachment by both people and rubbish – will smooth the path.

You have in mind something heftier than P&R – you referenced an X fence (?). Would you provide some details, please?

- You asked when the TWA0 is to be made – I have asked and will confirm as soon as I am able
- The crop loss claim is well presented and rationale – we discussed crop value being £200/t which will result in a settlement at £5,062.61 plus fees. We are both willing to recommend this – I need to better understand what I need to do my end to get this resolved

Do come back to me with any queries or comments.

H

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

Henrietta House | Henrietta Place | London W1G 0NB

T 020 7182 2194 | M 07852 205 114

henry.church@cbre.com | [LinkedIn](#)

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Ref No: Email 81

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Sent: 03 August 2023 18:35

To: Church, Henry @ London HH <Henry.Church@cbre.com>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>

Subject: RE: GCP - Sadler

External

Much appreciated

Samuel



Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | [bidwells.co.uk](https://www.bidwells.co.uk)



Ref No: Email 82

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Thursday, August 3, 2023 2:04 PM
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: GCP - Sadler

Perfect – thanks

Not sure about payment but will chase

Henry Church

Senior Director
CBRE | Valuation & Advisory Services | Compulsory Purchase
T 020 7182 2194 | M 07852 205 114

Please note, I am away

- 8 to 11 September, and
- 25 October to 2 November

Ref No: Email 83

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 03 August 2023 14:00
To: Church, Henry @ London HH <Henry.Church@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>
Subject: RE: GCP - Sadler

External

Dear Henry

The fees referenced in the claim settlement are included in this invoice, and as such can be wiped from the claim.

On that matter, do you have an update on when the claim settlement (less professional fees) will be agreed by your client?

Kind regards

Samuel



Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | [bidwells.co.uk](https://www.bidwells.co.uk)

Ref No: Email 84

From: Church, Henry @ London HH <Henry.Church@cbre.com>

Sent: Thursday, August 3, 2023 1:58 PM

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: GCP - Sadler

Sam

Before I make a recommendation – I note that the claim settlement included £400 for professional fees – as set out below

Surveyor	240			Travel and site visit 2hrs @ £120/hr
Assistant surveyor	160			Speaking with farm manager and compi
Professional Fees Total	400			

Are the fees you now reference in addition? DO you have dates for the actions referenced above so I can give my client some comfort on this?

Regards

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

Please note, I am away

- 8 to 11 September, and
- 25 October to 2 November

Ref No: Email 85

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Sent: 03 August 2023 08:20

To: Church, Henry @ London HH <Henry.Church@cbre.com>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>

Subject: RE: GCP - Sadler

External

Dear Henry

Please find enclosed an invoice as discussed below, which I'd be grateful if you could send to GCP for payment.

Kind regards

Samuel



Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | [bidwells.co.uk](https://www.bidwells.co.uk)

Ref No: Email 86

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Wednesday, August 2, 2023 10:21 AM
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: GCP - Sadler

Samuel

Address it as you did the earlier invoice

Henry Church

Senior Director
CBRE | Valuation & Advisory Services | Compulsory Purchase
T 020 7182 2194 | M 07852 205 114

Please note, I am away

- 8 to 11 September, and
- 25 October to 2 November

Ref No: Email 87

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 02 August 2023 10:17
To: Church, Henry @ London HH <Henry.Church@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>
Subject: RE: GCP - Sadler

External

Dear Henry

Thank you, I will do. Does the payable by address need to be set to GCP?

Their farm business is VAT registered but the land is not opted.

Kind regards

Samuel



Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | [bidwells.co.uk](https://www.bidwells.co.uk)

Ref No: Email 88

From: Church, Henry @ London HH <Henry.Church@cbre.com>

Sent: Wednesday, August 2, 2023 10:14 AM

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: GCP - Sadler

Samuel

Please send me an invoice, addressed to your clients and please confirm their VAT status

H

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

Please note, I am away

- 8 to 11 September, and
- 25 October to 2 November

Ref No: Email 89

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 02 August 2023 09:57
To: Church, Henry @ London HH <Henry.Church@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>
Subject: RE: GCP - Sadler

External

Dear Henry

I've enclosed a copy of WIP to date, which includes notes. If you could review that would be appreciated.

Not a problem re NZ, and thank you for your help, – like you say, I am sure it'll work out!
Worse comes to worse the fishing season opens shortly after my arrival...

Kind regards

Samuel



Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | [bidwells.co.uk](https://www.bidwells.co.uk)

Ref No: Email 90

From: Church, Henry @ London HH <Henry.Church@cbre.com>

Sent: Tuesday, August 1, 2023 6:47 PM

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: GCP - Sadler

Samuel

Thanks for your email

The following points arise

- Can you send me a timesheet? I will check and expect to make a recommendation
- I'm sorry that I couldn't find you a job in NZ – I'm sure you'll be fine though
- Have fun!

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

Please note, I am away

- 8 to 11 September, and
- 25 October to 2 November

Ref No: Email 91

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 01 August 2023 17:17
To: Church, Henry @ London HH <Henry.Church@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>
Subject: RE: GCP - Sadler

External

Dear Henry

Trust that you are well.

I am now nearly finished at Bidwells, and am trying to tie up loose ends.

It would be good to clear my time for the Sadler job, to make Jeremy's life easier.

We currently have £1,340.74 on the WIP including expenses.

Kind regards

Samuel



Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 92

From: Samuel Nobbs

Sent: Friday, June 23, 2023 8:28 AM

To: Church, Henry @ London HH <Henry.Church@cbre.com>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>

Subject: RE: GCP - Sadler

Dear Henry

Yes that's correct.

Kind regards

Samuel



Samuel Nobbs MRICS FAAV *He/Him*

Rural Surveyor, Rural

M: 07827 802685 | [bidwells.co.uk](https://www.bidwells.co.uk)

Ref No: Email 93

From: Church, Henry @ London HH <Henry.Church@cbre.com>

Sent: Thursday, June 22, 2023 5:42 PM

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: GCP - Sadler

Samuel

For clarity – is Jeremy picking this up once you go travelling?

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

Please note, I am away

- 26 to 29 June,
- 14 to 21 July, and
- 8 to 11 September

Ref No: Email 94

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 02 June 2023 13:16
To: Church, Henry @ London HH <Henry.Church@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>
Subject: RE: GCP - Sadler

External

Dear Henry

Understood, thank you. It would be good to close out the crop loss claims if possible.

Kind regards

Samuel



Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 95

From: Church, Henry @ London HH <Henry.Church@cbre.com>

Sent: Friday, June 2, 2023 12:52 PM

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>; Church, Henry @ London HH <Henry.Church@cbre.com>

Subject: RE: GCP - Sadler

Samuel

Thanks for your email

I am working through the recommendation process with my client but it is taking a little longer than expected

Regards

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase

T 020 7182 2194 | M 07852 205 114

Ref No: Email 96

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 02 June 2023 11:09
To: Church, Henry @ London HH <Henry.Church@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>
Subject: RE: GCP - Sadler

External

Dear Henry

Hope you are well.

Do we have an update on the below please.

Kind regards

Samuel



Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | [bidwells.co.uk](https://www.bidwells.co.uk)

Ref No: Email 97

From: Franklin, James @ London HH <James.Franklin@cbre.com>

Sent: 06 April 2023 11:41

To: Jo M Baker

Cc: Ferreira Irina; C2C; UK - Cambourne to Cambridge

Subject: Sadlers - Crome-Lea Farm - crop loss

Attachments: Crome Lea Crop Loss Claim - Apr 2023.xlsx

Hi Jo,

FYI - Crop loss claim received. I have spoken with Samuel asking that he provides the relevant evidence with regards

to the damage to the fields and fencing which he is pulling together. The number is not outrageous but I will check

that they all are correct.

I have asked that we have a meeting about land take, which I suggested in the next couple of weeks.

Thanks

James

Ref No: Email 98

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Sent: 06 April 2023 09:35

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>; Tom Stewart-Blacker <tom.stewart-blacker@bidwells.co.uk>

Subject: Crome-Lea Farm - crop loss

External

Dear James

I met Stuart Sadler on site last week to assess the damage caused by the recent archaeological trenching. There is

compensation required for a number of items.

☑ Plots & working areas

☑ Reduced future yield of plots

☑ Tracks between plots

☑ Fencing repair (damaged by contractor's van knocking off a tree branch, which then brought down a section

of rabbit fencing, photos can be provided)

☑ Post-harvest remedial works

☑ Professional time in visiting site and compiling claim

Whilst the contractor has done a reasonable job in minimising disturbance, the plots are quite large, with clearly

visible tracks in between which will damage the crop. We will need to carry out remedial works on the land post

Because of the size of modern farm machinery, we will still incur all growing costs on the plots / tracks, without

realising the revenue. We are unable, for example, to turn the sprayer off when we go over these plots.

Compensation to be

paid

Y1 Y2 Y3 Notes

Crop Loss £3,192.75 £509.95 £509.95 See table adjacent

One pass tillage (£/ha) £133.92 / / 74.4 £/ha (Nix 2023)

Pass with press (£/ha) £64.94 / / 36.08 £/ha (Nix 2023)

Remedial Works Total £198.86 / /

Rabbit proof fencing £633.00 100m @ 6.33 £/m (Nix 2023)

Fencing Works Total £633.00

Surveyor 240 Travel and site visit 2hrs @ £120/hr

Assistant surveyor 160 Speaking with farm manager and compiling claim 2hrs @

£80

Professional Fees Total 400

Total £4,424.61 £509.95 £509.95 No remedial works in Y2 and Y3

Subtotal £5,444.52

I have enclosed a copy of our full workings so that you can review yourself.

Kind regards

Samuel

Crome-Lea Farm - Crop Loss Claim

Apr-23

Revenue Winter

Wheat Notes Compensation

to be paid Y1 Y2 Y3 Notes

Area (ha) 1.15 10m x 50m per trench

across 23 sites Crop Loss £3,192.75 £509.95 £509.95 See table adjacent

Yield (t/ha) 8.25 Per CFA budget

Price (£/t) 215 obtained from Farmers

Weekly Future Prices

One pass tillage

(£/ha) £133.92 / / 74.4 £/ha (Nix 2023)

Pass with press

(£/ha) £64.94 / / 36.08 £/ha (Nix 2023)

Total Output (t) 9.4875 Remedial

Works Total £198.86 / /

Revenue Lost (£) £2,039.81

Rabbit proof

fencing £633.00 100m @ 6.33 £/m (Nix 2023)

Area Between Trenches

(ha) 0.65 damaged by travel

between trenches

Fencing Works

Total £633.00

Output (t) 5.3625 based on figures above

Revenue Lost (£) £1,152.94 based on FWFP above

Surveyor 240 Travel and site visit 2hrs @ £120/hr

Total Revenue Lost (£) £3,192.75 Assistant

surveyor

160 Speaking with farm manager and

compiling claim 2hrs @ £80

Professional

Fees Total 400

Revenue Lost Year 1 £3,192.75 100% of Revenue Lost

Revenue Lost Year 2

(trenches only) £509.95 25% of Revenue Lost from

trenches Total £4,424.61 £509.95 £509.95 No remedial works in Y2 and Y3

Revenue Lost Year 3

(trenches only) £509.95 25% of Revenue Lost from

trenches

Subtotal £5,444.5

Ref No: Email 99

From: Franklin, James @ London HH

Sent: 25 January 2023 21:11

To: Kennedy, Ray <Ray.Kennedy2@wsp.com>

Cc: Ferreira Irina <irina.ferreira@cambridgeshire.gov.uk>; Jo M Baker <JoM.Baker@cambridgeshire.gov.uk>; C2C <C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

Thanks Ray. I will need to let them know who will be picking the key up I the first instance, so if Mola can confirm that would be appreciated.

KR

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 100

From: Kennedy, Ray <Ray.Kennedy2@wsp.com>
Sent: 25 January 2023 15:39
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Ferreira Irina <irina.ferreira@cambridgeshire.gov.uk>; Jo M Baker <JoM.Baker@cambridgeshire.gov.uk>; C2C <C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Hi James,

Thanks very much, I have passed this onto the MOLA PM and PO and will pass on the SoC asap, they had planned to reece site tomorrow, so this should hopefully tie in well with gaining access to site on Friday.

Ray

Ref No: Email 101

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 25 January 2023 15:22
To: Kennedy, Ray <Ray.Kennedy2@wsp.com>
Cc: Ferreira Irina <irina.ferreira@cambridgeshire.gov.uk>; Jo M Baker
<JoM.Baker@cambridgeshire.gov.uk>; C2C <C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Ray,

As you will see the works are dependant on the SoC.

Perhaps Mola / WSP can pick up the key tomorrow AM and do the SoC in the afternoon?
Then send it through to me so I can send on to Samuel in readiness for the team to start on Friday. Would have been good to have seen an example of the SoC – I am expecting numbered photos that are shown on a plan where they are taken from and the direction.

Please can you confirm that is ok?

If anything slips, please let me know ASAP.

Many thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 102

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 25 January 2023 15:12
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>; Kennedy, Ray <Ray.Kennedy2@wsp.com>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

My client has confirmed access can begin from Friday, conditional on the schedule of condition being provided in advance. This is as per the licence agreement between both parties. Access will not be given for intrusive works until this schedule is received and approved by Bidwells.

Access is to be taken off the Madingley road (A1303) - <https://w3w.co/most.torch.pens>

The key will need to be collected from Mr Sadler's home address. He is not there on Friday so please ensure someone visits this afternoon or tomorrow. **There will be no one on site Friday to give access if the key is not picked up in advance.**

Woodfield House

Madingley Road

Coton

Cambridge

CB23 7PH

Kind regards

Samuel



Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | [bidwells.co.uk](https://www.bidwells.co.uk)

Ref No: Email 103

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 24 January 2023 15:24
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>; Kennedy, Ray <Ray.Kennedy2@wsp.com>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

In terms of length of time for the fieldwork, 8-9 days potentially depending on how much archaeology is encountered and the depth of the trenches.

Having just heard from the PM, the team is currently backfilling at a nearby field and its likely to be Friday that access is to be needed.

Look forward to hearing about the access.

Many thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 104

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 24 January 2023 15:12
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>; Kennedy, Ray <Ray.Kennedy2@wsp.com>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

I just waiting to hear back from Stuart Sadler at the moment. The client may prefer access to come off the A1303 at the north, but I can confirm in due course.

Can you confirm how long your contractors will be on site for please.

Kind regards

Samuel

Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 105

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 24 January 2023 15:07
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>; Kennedy, Ray <Ray.Kennedy2@wsp.com>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Just checking if you had managed to speak with your client yet and confirm that it is all ok to progress forward later in the week? Also be helpful to confirm the access point.

Look forward to hearing from you.

Thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 106

From: Franklin, James @ London HH

Sent: 20 January 2023 17:13

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Hope all is well.

The team is getting ready to get on site for the 26th/27th of January.

I believe access is from Whitwell Way to the south of the site via a locked gate
(<http://tame.groups.fans>), is this correct?

If you can confirm with Mr Sadler that would be appreciated.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 107

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Sent: 18 December 2022 14:23

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

Thank you for the below, which I will pass to my client. An update on our fees would be appreciated.

Kind regards

Samuel

Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 108

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 16 December 2022 16:33
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Remittance form attached for Mr Sadlers licence fee. Payment to be made in next few (working) days.

I will get an update on Bidwells fees shortly.

Thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 109

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 13 December 2022 16:16
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

Thanks for the countersigned copy. Understood regarding the page 9 issue – I think that's fine. I have enclosed our invoice and would be grateful if payment could be arranged.

Great re Mr Sadler. Those details are correct, please proceed with payment.

Kind regards

Samuel

Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 110

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 12 December 2022 16:25
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Please find attached the final signed version of the licence.

Please be aware that the version you sent had an error on the page 9. This has been signed in any case; if you want me to swap out page 9 in the PDF then happy to do so. I am assuming we don't need to get it signed again on a new version.

On making payment, we are able to make a payment without an invoice for Mr Sadler as we have the signed licence. We just need the name, email and account details, which I have as per below. If any is incorrect please let me know.

office@crome-lea.co.uk

M 07801 790970

D 01954 211563

J & WR Sadler (trading as Crome-Lea Farm)

BANK ACCOUNT REDACTED

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 111

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 08 December 2022 08:50
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

Please see below for requested information.

Crome-Lea Farm
Woodfield House
Madingley Road
Coton
Cambridge
CB23 7PH

J & WR Sadler trading as Crome-Lea Farm

BANK ACCOUNT REDACTED

Kind regards

Samuel

Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 112

From: Samuel Nobbs

Sent: 07 December 2022 16:39

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

Dear James

I have requested this information from my client.

Thanks for our PO, we'll get an invoice raised.

Kind regards

Samuel

Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 113

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 07 December 2022 14:35
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Can you confirm the details below so we can raise the PO for Sadler.

The PO for your fees is 31300095361

Many thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 114

From: Franklin, James @ London HH

Sent: 05 December 2022 11:44

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Re Sadlers invoice, can you confirm the following please (invoice will need to reflect them):

- Name
- Address
- Value

The above is needed to set Sadlers up as a supplier so we can get it paid swiftly.

Bidwells is already a supplier so your fees will be processed. Of course we need to send you the PO once received.

Many thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 115

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 05 December 2022 10:51
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

Thank you.

I believe the Sadlers can invoice. Bidwells will need to raise our fee for the licence as well, which I can provide in due course.

Kind regards

Samuel

Samuel Nobbs MRICS FAAV *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 116

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 02 December 2022 17:25
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Thanks for this. We will look to get this signed ASAP.

Re invoicing I am just getting PO for you. I assume that Sadler is able to invoice or is it via Bidwells?

Much appreciated getting this finalised – thank you.

Have a good weekend.

Thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 117

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 02 December 2022 16:40
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

Signed licence enclosed.

Will you need an invoice from my client for the initial licence fee?

Kind regards

Samuel

Samuel Nobbs MRICS *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 118

From: Samuel Nobbs

Sent: 01 December 2022 17:08

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

Dear James

Thank you, this is with the Sadlers for signing. I'll provide a PDF copy in due course.

PDF unsigned final version attached.

Kind regards

Samuel

Samuel Nobbs MRICS *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 119

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 01 December 2022 13:52
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

That is confirmed - please do make amends and progress with signatures. Send me a copy of the final version too.

We need to get a copy signed by CCC to complete; they can sign the PDF version once your client has signed.

Many thanks for all your help and getting this over the line.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 120

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 01 December 2022 13:44
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

Thanks for the below, I have passed this to my client.

They have only raised one final point.

"4.4.8 The Licensee agrees to pay up to £500 for the loss or damage to the entrance gate (including loss of keys and pad locks) as a result of use by the contractor to access onto the property; to be reviewed prior to hand back to the reasonable satisfaction of the Licensor or their agent."

They would like this altered to:

*"4.4.8 The Licensee agrees to pay up to £500 for the loss or damage to the **entrance gate padlocks and keys** as a result of use by the contractor to access onto the property; to be reviewed prior to hand back to the reasonable satisfaction of the Licensor or their agent."*

And then a separate clause entered below 6.1.10

“the contractor will repair and make good any damage that occurs to the entrance gate as a result of the proposed works. The contractor must alert the Licensor of any damage that occurs and to propose and agree the repairs required to make good”

I trust these are agreeable. If so I can edit the licence and send a copy to the Sadlers for signing.

Kind regards

Samuel

Samuel Nobbs MRICS *He/Him*
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 121

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 30 November 2022 10:59
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

We have just spoken.

I have amended the agreement as discussed regarding the £500 towards any loss /damage (incl loss of keys etc).

Let me know if that suffices, however I have also provided a clean version for you to send to your client for final review and sign off.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 122

From: Franklin, James @ London HH

Sent: 30 November 2022 10:16

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Thank you for your response.

With regards to the amends:

1. Charge for damage to access routes – this is all accepted and we will need to make sure a schedule of condition is agreed and capturing the access routes.
2. £500 bond – unfortunately we have been asked to include a bond previously and the response from GCP was that they will struggle in doing so and the cost of setting up is prohibitive. My client is willing to draft a letter from the County Council / GCP confirming that costs up to £500 will be payable for any issues with regards to the gate including any loss of keys to replace padlocks. Would that suffice in this instance? Alternatively we can amend the licence to include the above.

Otherwise all other amends are accepted.

I look forward to hearing from you.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 123

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Sent: 25 November 2022 09:13

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

Understood re St Johns. Licence with my comments attached.

One thing I still need to check with the farm manager is whether an end date of 28th February will impact on farming operations, but I will check this today.

I have also copied below a plan showing the location of the family ashes, then also highlighted the access route into the most easterly field for your reference.

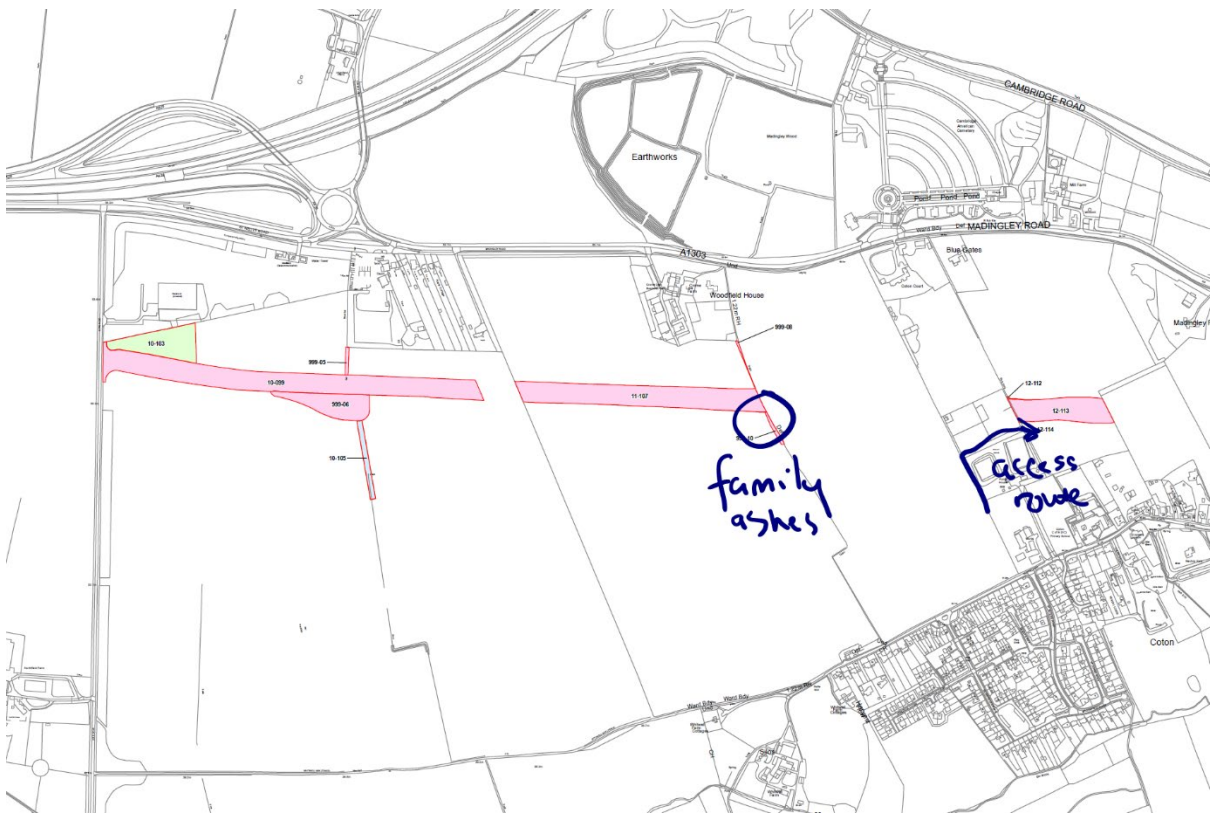
A teams meeting sounds suitable as a starting point.

Kind regards

Samuel

Samuel Nobbs MRICS
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk



Yes, an image

Ref No: Email 124

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 24 November 2022 15:55
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

We have an agreement with St Johns that is subject to getting an agreement in place with their tenants. That may be the reason why they have not been in contact. Note their agreement comes to an end on 31 December, therefore the work on the leased land will need to take place before then.

I look forward to receiving the updated licence.

Re the burial area, please do send me a location plan.

Happy to arrange a meeting with your client – perhaps best as a teams call initially.

I look forward to hearing from you.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 125

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Sent: 24 November 2022 14:15

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

We have instructions to update a few items on the licence, which I will action shortly and issue you an updated copy. I do not believe these are major items, but focus on items such as rectifying any damage to the access.

It would be useful to understand what agreement you have in place with St Johns, as the Sadlers are their tenants on one field, but they have not been notified of any upcoming archaeological works, despite your contractors being on another nearby St Johns' field.

I was also able to run through the land plans, which was appreciated, so thank you for sending across.

My client wishes to make you aware that they have a small family burial area either within, or immediately adjacent to the proposed scheme route. Mr Sadler's grandparents' ashes are buried there. I can mark this on a plan for your reference. This will need to be moved as part of the compensation negotiations.

They would also be keen to meet you in due course to discuss the scheme and its implications.

I'll reply shortly with the updated licence.

Kind regards

Samuel

Samuel Nobbs MRICS
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 126

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 22 November 2022 12:28
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Just checking how your meeting went with your client yesterday; do you have instructions yet?

Also did you manage to run through the land required plans I sent through?

I look forward to hearing from you.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 127

From: Franklin, James @ London HH

Sent: 18 November 2022 11:53

To: 'Samuel Nobbs' <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Further to our conversation, I have made amends in line with our conversation. You explained the Sadlers are coming in to meet you on Monday to discuss the licence plus other matters.

Amends are:

- Licence fee increase to £750.
- Licence end date moved to end of Feb
- Inclusion of ability to claim for damage to drainage

When you get a copy of the drainage plan please do send over so we can forward to the contractor.

On the basis you will be meeting with the Sadlers, I mentioned that we do want to start the discussions relating to the land required for the C2C scheme. As such I have attached our current land required and plot list (there is a final design freeze for the end of the year) for the Sadlers interests. The land required covers both land that is rented by Mr Sadler as well as freehold owned land. Please note that the intention is to submit the Transport and Works act order (TWA0) in Q2 2023. The land would be required once the TWA0 was confirmed which is approximately 1.5 years from submission, meaning early 2025 – however as a caveat, that date may move. One particular area of discussion relates to access to the retained land and where access will be required so as to not sever the land.

We would of course be very keen to enter into an early agreement/option arrangement with the Sadlers if that would be agreeable to them. If they would be interested in having a meeting to discuss the proposals, I would suggest that we would bring a representative from our design team and the project lead, Jo Baker, so to look to answer any questions they may have.

I look forward to hearing from you.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 128

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Sent: 17 November 2022 09:43

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

This is with Mr Sadler for approval, I will report back as soon as I can.

Kind regards

Samuel

Samuel Nobbs MRICS
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 129

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 16 November 2022 09:28
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel

Thank you; if you are able to push this along as soon as you can as we really need to be confirming to the contractors that they can get on site.

Many thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 130

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 16 November 2022 09:22
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

This all looks fine to me. I will contact Mr Sadler and provide him with a copy. Of course, this is subject to final client approval as noted in my previous emails.

I am in meetings today so will likely need to action this tomorrow, but will update as appropriate.

Kind regards

Samuel

Samuel Nobbs MRICS
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 131

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 11 November 2022 17:34
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

I have amended the licences accordingly and left one in track changes and the other in a clean format. It should reflect everything we have agreed.

Please confirm that is all ok and that you can forward on to your client. I have cut and pasted the plans I sent to you into the licence.

Any problems do give me a call.

Many thanks for your help on this matter.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 132

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 11 November 2022 14:50
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

Thanks for your email, I was off on study leave, so am somewhat glad to be back!

If you could get the licence finalised please with the plans enclosed, ready for signing, I will send this to Mr Sadler for his final review.

Kind regards

Samuel

Samuel Nobbs MRICS
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 133

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 11 November 2022 12:13
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022
Importance: High

Hi Samuel,

I understand you are back from leave today; I hope you had a good break.

Further to my email below, we are keen to get this over the line as soon as possible as we have contractors waiting in the wings. Please let me know if the plans suffice or if you now have enough to get this agreed with your client.

I look forward to hearing from you.

Thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 134

From: Franklin, James @ London HH

Sent: 04 November 2022 17:50

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>

Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Please see attached plans with areas.

I am likely to get clean plans if you don't want to use these for the licence.

Once you have reviewed then ha[[y to discuss.

Thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 135

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 01 November 2022 18:08
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

Were you able to find a drafted plan following the non intrusive survey? We need an accurate plan to denote the licence area boundary. I don't believe the plans currently enclosed in the draft licence are sufficient. For example at the moment we do not even have a total area for the licence.

I think as part of this licence process it would be prudent to agree the access route, and have this put upon the plan.

I imagine we will be able to agree a licence, but these are points still outstanding and we cannot recommend our client sign until they are tidied up.

Kind regards

Samuel

Samuel Nobbs MRICS,
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 136

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 27 October 2022 09:05
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

I have not received an additional plan showing trenching apart from what is in the draft licence (towards end of the document). I will see if that has now been drafted following the non intrusive survey.

Did you manage to speak with your client and is he agreeable to completing this licence now?

Thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 137

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 24 October 2022 15:16
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

Comments in red below on your email.

Kind regards

Samuel

Samuel Nobbs MRICS,
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 138

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 21 October 2022 11:39
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Thanks for coming back to me on this.

On the payment timing, we will look to work in that timescales but as mentioned on the phone, there could be issues outside of our controls that may delay such payment. We will of course keep you informed if there is to be a delay and the reasons behind it.

understood

Noted on the crop loss point; thank you for confirming it will on an actual loss basis but do please talk to your client on that element (and what is currently being grown). You mentioned there could be an ongoing impact if the topsoil is not put back correctly which will need to be reviewed at such time work is completed.

Winter wheat is planted in the fields. Can you provide a plan please – apologies if this has already been provided.

On fees, we will need to manage that to some extent. Note that the fees are related to assessing the loss as a result of the surveys. I would suggest we include a cap that if you hit you can come back and explain why it is going above.

Ok.

If you can get instructions from your client that would be greatly appreciated. We need to make some progress on this over next week; however please note I will be on leave until Thurs.

With kind regards

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 139

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 21 October 2022 09:43
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Dear James

Thanks for coming back to me with your comments, hopefully you saw my out of office last week.

I've put my comments below yours, in red.

Happy to discuss on the phone during today. As previously set out, we will need to put any negotiated licence agreement to our client for approval as a final stage.

Kind regards

Samuel

Samuel Nobbs MRICS
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 140a

My ref:
Submission of TWA0 application
Your ref:
Date:
17 October 2022
Contact:
Jo Baker
Direct dial:
E Mail:
jom.baker@cambridgeshire.gov.uk

Greater Cambridge Partnership
PO Box 1493
Mandela House
4 Regent Street
Cambridge
CB1 0YR

Dear Mr Sadler,

Cambourne to Cambridge (C2C) - Better Public Transport Project

I am writing to you today to provide an update on the C2C project.

On September 28th the Executive Board of the Greater Cambridge Partnership agreed that GCP should seek County Council approval to submit a Transport and Works Act Order (TWA0) application to the Department for Transport for the Cambourne to Cambridge scheme.

You should have been contacted by our land referencers, WSP, requesting information on the ownership and interests in your property. Please let us know if you have not received anything from WSP. This is required to provide information on land interests to the Secretary of State for Transport and to make sure your interest is properly recorded.

The TWA0 application is due to be submitted in early 2023. You will be notified of how to make your views on the scheme known to the Secretary of State. It is likely that a Public Inquiry will be required.

Whilst we intend to seek compulsory powers to acquire your interests in the land required for the scheme, we would like to progress discussions with you for securing your interest in land by agreement. In any event we would like to discuss with you any concerns that you may have regarding the scheme

My ref:
Submission of TWA0 application
Your ref:
Date:
17 October 2022
Contact:
Jo Baker
Direct dial:
E Mail:
jom.baker@cambridgeshire.gov.uk
Mr John Sadler
Woodfield House

Madingley Road
Coton
Cambridge
CB23 7PH

GCP has appointed CBRE as property advisors to discuss terms for acquisition with affected persons.

CBRE will be pleased to meet with you or your representative to provide you detailed plans of what is proposed and explain the impacts on your property or interest in land. It is understood in some instances discussions with CBRE have already progressed forward, and therefore please do continue to engage with them. If you wish to speak with CBRE to understand the scheme better or to look to discuss terms for an agreement please contact:

James Franklin, CBRE – james.franklin@cbre.com - 07917894383

Alternatively, if you would prefer to speak with someone from the GCP Project team to discuss any aspect of this letter please contact me (JoM.Baker@cambridgeshire.gov.uk)

Yours sincerely,

Jo Baker

Project Manager, Greater Cambridge Partnership

Ref No: Email 141

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 11 October 2022 13:03
To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>;
irina.ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk; C2C
<C2C@greatercambridge.org.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Many thanks for your email which is much appreciated.

I have set out some responses to your amends/queries in the document below.

- 1) Can you clarify that this includes all pits dug and that the first intrusion refers to a single pit only not the initial set of trials?*

You will be paid for each trench and boreholes – so for example if there are 10 trenches, there will be 9 to be paid for @ £25 each. So yes, first intrusion is a single pit.

OK that's fine.

- 2) 4.1 – payment in 5 working days;*

We will be struggling on the basis we need to set up each party on the system as a supplier which takes a little bit of time. We will endeavour to make payment as quickly as possible however please can we keep this at 21 days.

Happy to meet in the middle at ten working days. I think that's a reasonable amount of time to be set up on your system.

- 3) 4.3 - Crop Loss*

Are you able to give an indication as to what level of crop loss is likely to be incurred.

This depends on the amount of damage caused by your team's surveys. It's hard to estimate at this time. Unless the excavation areas will be significant, I don't imagine the crop loss will form a significantly large payment.

4) 6.1 – Removal of the word 'reasonable'

We would expect that the licensor to always act reasonably. We would prefer to reinstate the word reasonable on that basis; alternatively have an overarching 'licensor acting reasonably' in the agreement. There is of course Dispute Resolution available to both parties if there is a concern.

Ok, fine to retain 'reasonable'.

5) Fees

We will agree to a maximum of £750 plus VAT (with provision of Timesheets). Re additional time incurred, please set out your hourly rates. I think we need to be clear with regard to what additional time relates to; if its above and beyond as required to be assessed in the licence then that is understood.

Thanks for agreeing to £750. I am charged at £110/hour and Jeremy if so required at £200/hour. This would be for time incurred post agreement of licence, on matter such as preparing a crop loss claim, addressing any other claims required or remedial works caused by the surveys. We can provide a timesheet if required.

Happy to have a call to discuss any of my responses; if so let me have some times to suit. We are of course keen to get this over the line.

Many thanks

James

James Franklin

Director

CBRE | Land Assembly

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 142

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>
Sent: 04 October 2022 15:21
To: Franklin, James @ London HH <James.Franklin@cbre.com>
Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>
Subject: RE: Non-intrusive survey access - 29 September 2022

External

Subject to client approval

Dear James

I have had an initial run through of the licence agreement and now enclose a copy with my comments.

Do take a look through and come back to me on any points needed.

Kind regards

Samuel

Samuel Nobbs MRICS
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

Ref No: Email 143

From: Franklin, James @ London HH <James.Franklin@cbre.com>

Sent: 28 September 2022 20:22

To: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>

Subject: Re: Non-intrusive survey access - 29 September 2022

Hi Samuel,

Thanks for confirming- much appreciated.

Any issues I will let you know, otherwise look forward to discussing the licence.

Thanks

James

James Franklin

Director

CBRE

DDI: [020 7182 2658](tel:02071822658) | M: [07917 894 383](tel:07917894383)

Ref No: Email 144

On 28 Sep 2022, at 19:14, Samuel Nobbs <samuel.nobbs@bidwells.co.uk> wrote:

External

Dear James

As discussed, access is agreed for the non-intrusive walkover survey.

I have been instructed by Mr Sadler that the contractor is to park in the village and walk onto the land.

Access through Crome-Lea business Park is strictly prohibited.

I am available tomorrow if any further questions arise.

Kind regards

Samuel

Samuel Nobbs MRICS
Rural Surveyor, Rural

M: 07827 802685 | bidwells.co.uk

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-LAEmHhHzd]zBlTWfa4Hgs7pbKl

Ref No: Email 145

From: Samuel Nobbs <samuel.nobbs@bidwells.co.uk>

Sent: 28 September 2022 16:17

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Cc: Jeremy Procter <Jeremy.Procter@bidwells.co.uk>; C2C@greatercambridge.org.uk;
Irina.Ferreira@cambridgeshire.gov.uk; JoM.Baker@cambridgeshire.gov.uk

Subject: RE: Sadlers - Cambourne to Cambridge surveys - trenching

External

Hi James

Sorry for the delay in response, Dani has sent this over to me. I assist Jeremy Procter, including on this scheme.

Can you confirm if access was undertaken on the 26th as you had originally planned?

Kind regards

Samuel



Samuel Nobbs MRICS
Rural Surveyor, Rural

M: 07827 802685 | [bidwells.co.uk](https://www.bidwells.co.uk)

Ref No: Email 146

From: Franklin, James @ London HH <James.Franklin@cbre.com>
Sent: 28 September 2022 09:32
To: Dani Kilsby-Steele <Daniella.Kilsby-Steele@bidwells.co.uk>
Cc: Rebecca Mothersole <rebecca.mothersole@bidwells.co.uk>; C2C <C2C@greatercambridge.org.uk>; Irina Ferreira <Irina.Ferreira@cambridgeshire.gov.uk>; jom.baker@cambridgeshire.gov.uk
Subject: Re: Sadlers - Cambourne to Cambridge surveys - trenching

Hi Dani,

Thanks for coming back. The owner is Stuart Sadler.

His details are on the chain below.

Any help would be greatly appreciated.

Many thanks

James

James Franklin

Director

CBRE

DDI: [020 7182 2658](tel:02071822658) | M: [07917 894 383](tel:07917894383)

Ref No: Email 147

On 28 Sep 2022, at 08:55, Dani Kilsby-Steele <Daniella.Kilsby-Steele@bidwells.co.uk> wrote:

External

Morning,

Can you let us know who the landowner is and we can see what we can do?

Many thanks

Dani



Dani Kilsby-Steele BSc (Hons) MSc MRICS
Associate, Rural

M: 07747 286775 | bidwells.co.uk

**RURAL PROPERTY
INDEX 2022**

Read the report



Ref No: Email 148

From: Franklin, James @ London HH <James.Franklin@cbre.com>

Sent: 27 September 2022 17:43

To: Dani Kilsby-Steele <Daniella.Kilsby-Steele@bidwells.co.uk>; Rebecca Mothersole <rebecca.mothersole@bidwells.co.uk>

Cc: C2C <C2C@greatercambridge.org.uk>; Irina Ferreira <Irina.Ferreira@cambridgeshire.gov.uk>; JoM.Baker@cambridgeshire.gov.uk

Subject: RE: Sadlers - Cambourne to Cambridge surveys - trenching

Hi Daniella, Becky,

I was hoping for a little help; I have been trying to get hold of Jeremy Procter with very little luck.

The need to get on site is pressing especially given it is only for the geotechnical survey and the contractors are there now. I understand Jeremy is in your office and was wondering if this is something you could ask if he dealing with and if so can he make contact.

Any help with this would be greatly appreciated.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 149

From: Crome-lea Business Park <office@crome-lea.co.uk>

Sent: 23 September 2022 16:27

To: Franklin, James @ London HH

Cc: jeremy.procter@bidwells.co.uk; C2C; Irina Ferreira;

JoM.Baker@cambridgeshire.gov.uk; Wendy

Subject: Re: Sadlers - Cambourne to Cambridge surveys - trenching

Attachments: Geophysical Survey - Description of work.pdf

Categories: Blue Category, Orange Category

External

Dear James,

You will be to speak directly with our agent on such matters.

I will call him Monday to discuss.

Access will be permitted by the main farm entrance gate only, but this is under lock and key so I shall

wait for Jeremy to advise me accordingly.

Access through Crome-Lea business Park is strictly prohibited.

Thank you

Stuart

On 23 Sep 2022, at 3:56 pm, Franklin, James @ London HH wrote:

Dear Stuart,

Apologies to ask directly, but I have not yet heard back from Jeremy on my emails below.

I understand that you have already provided the go ahead for our team to carry out the geophysical

survey which I have just had confirmation is programmed for Monday for plot 27, with plot 29 on

Tuesday next week. Hopefully you are content for the survey to progress but could you provide

where is best for the team to access. The plan attached shows the location they need to get to.

Many thanks

James

James Franklin

Ref No: Email 150

From: Franklin, James @ London HH

Sent: 23 September 2022 15:56

To: 'jeremy.procter@bidwells.co.uk' <jeremy.procter@bidwells.co.uk>; 'office@crome-lea.co.uk' <office@crome-lea.co.uk>

Cc: 'C2C' <C2C@greatercambridge.org.uk>; 'Irina Ferreira' <Irina.Ferreira@cambridgeshire.gov.uk>; 'JoM.Baker@cambridgeshire.gov.uk' <JoM.Baker@cambridgeshire.gov.uk>

Subject: RE: Sadlers - Cambourne to Cambridge surveys - trenching

Dear Stuart,

Apologies to ask directly, but I have not yet heard back from Jeremy on my emails below.

I understand that you have already provided the go ahead for our team to carry out the geophysical survey which I have just had confirmation is programmed for Monday for plot 27, with plot 29 on Tuesday next week. Hopefully you are content for the survey to progress but could you provide where is best for the team to access. The plan attached shows the location they need to get to.

Many thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 151

From: Franklin, James @ London HH
Sent: 22 September 2022 16:29
To: 'jeremy.procter@bidwells.co.uk' <jeremy.procter@bidwells.co.uk>
Cc: 'C2C' <C2C@greatercambridge.org.uk>; 'Irina Ferreira' <Irina.Ferreira@cambridgeshire.gov.uk>; 'JoM.Baker@cambridgeshire.gov.uk' <JoM.Baker@cambridgeshire.gov.uk>; 'office@crome-lea.co.uk' <office@crome-lea.co.uk>
Subject: RE: Sadlers - Cambourne to Cambridge surveys - trenching

Hi Jeremy,

Conscious I have not had a response from you following my email below.

I have been informed by the survey team that the Geophysical survey is being proposed from 26-30 September; we will be able to very shortly confirm which day. This was the survey that Stuart has agreed to; it would be helpful to understand the preferred point of access to enter the field.

I look forward to hearing from you regarding the attached licence.

Many thanks

James

James Franklin

Director

CBRE | Land Assembly

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 152

From: Franklin, James @ London HH

Sent: 15 September 2022 10:47

To: jeremy.procter@bidwells.co.uk

Cc: C2C <C2C@greatercambridge.org.uk>; Irina Ferreira <Irina.Ferreira@cambridgeshire.gov.uk>; JoM.Baker@cambridgeshire.gov.uk; office@crome-lea.co.uk

Subject: Sadlers - Cambourne to Cambridge surveys - trenching

Hi Jeremy,

I have been given your details by Irina at Greater Cambridge Partnership (GCP) and have been asked to make contact with regards to organising access to land. As a wider note, CBRE will also be working with GCP to deliver the wider land required for the scheme in due course so is a good opportunity to introduce myself.

From the email below, Stuart Sadler has kindly provided permission to allow for the Geophysical survey that is required on his land. However he has asked that we liaise with you going forward.

There is one further survey required which is more intrusive being archaeological trial trenching. The trial trenching will record the presence/absence of archaeological features within the land. I have attached a note that explains the process a little further and if required, a more detailed explanation can be provided by the contractor in due course.

The land affected relates to plot 27 and 29; I have attached location plan of those plots for your information. 27 is land owned by John & Wendy Sadler and plot 29 is leased land. More detailed location of works is shown in the schedule works parcel sheets attached. We don't have the detail as to where the trenches will be located in the 'blue' land but once available I will share with you. Proposed works date is from 1 November – 31 December 2022.

I attach a draft licence for your review. I have put in the name of John & Wendy Sadler who's name is on the title. I do not have a copy of the lease over plot 29 (from St Johns College), but have assumed the same. Do let me know if that is correct. A brief summary of the licence is:

1. Licence to carry out the surveys from 1 November to end of December 2022
2. Compensation based on £500 for licence and £25 for each intrusion excavated
3. Reasonable surveyors fees capped to £500 (hourly rate to be confirmed)
4. Any losses as a result of being unable to farm the land will be compensatable (as per para 5).

Any comments do let me know but would appreciate a swift response if you are able to.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

Ref No: Email 153

From: Crome-lea Business Park <office@crome-lea.co.uk>
Sent: 26 August 2022 12:06
To: C2C <C2C@greatercambridge.org.uk>
Cc: jeremy.procter@bidwells.co.uk
Subject: Re: Cambourne to Cambridge surveys (Geophysics and trenching)

Please contact my agent:

jeremy.procter@bidwells.co.uk

Permission is granted (I have no choice) but in future all requests must go via Mr Procter.

Stuart Sadler

Crome-Lea Business Park

Madingley Road

Coton

Cambridge

CB23 7PH

office@crome-lea.co.uk

M 07801 790970

D 01954 211563

Ref No: Email 154

On 18 Aug 2022, at 2:44 pm, C2C <C2C@greatercambridge.org.uk> wrote:

Dear Mr Sadler,

I am writing to follow-up on the request for carrying out the below survey.

Please let me know if there are any issues or if you require further information.

Kind regards,

Irina Ferreira

Assistant Project Manager

Greater Cambridge Partnership



Ref No: Email 155

From: Irina Ferreira <Irina.Ferreira@cambridgeshire.gov.uk>

Sent: 21 July 2022 11:45

To: stuart.sadler1@btinternet.com; office@crome-lea.co.uk

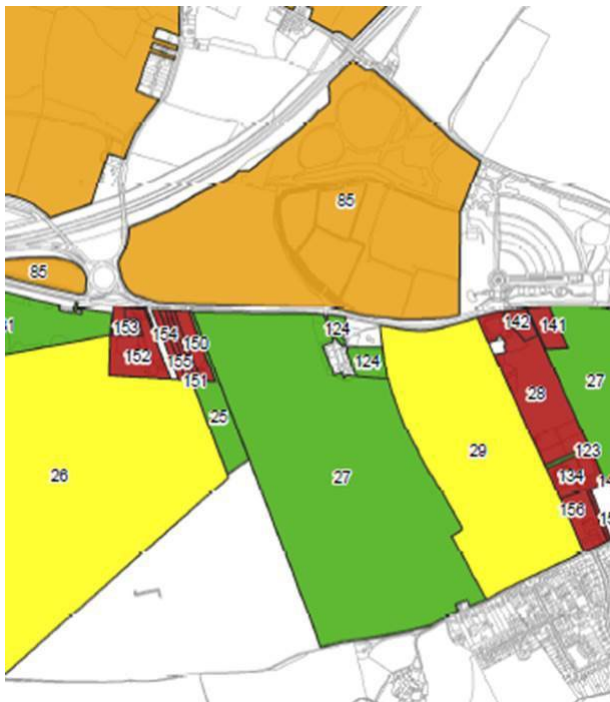
Cc: C2C <C2C@greatercambridge.org.uk>; Jo M Baker <JoM.Baker@cambridgeshire.gov.uk>

Subject: Cambourne to Cambridge surveys (Geophysics and trenching)

Dear Mr Sadler,

In support of the Cambourne to Cambridge EIA, our surveyors are requesting access to the land rented to St John's College to carry out geophysics and trenching surveys. This initial survey will involve one surveyor who will walk the route checking access for geophysics and trenching, in addition to taking photographs and field notes. For more information, please see attached RAMS.

Parcel 29 (CB357469)



The Archaeological geophysical survey will involve a single operator walking zigzag traverses with a 2m separation throughout the survey area, pushing survey equipment on a cart (see attached picture). The equipment will be pushed by hand and crop damage will be kept to a minimum; there will be some unavoidable damage from the surveys in the form of foot fall and wheel tracks. This will be kept where possible to a minimum by walking around the edges of fields to access the areas required rather than the shortest routes, and surveying areas where possible only once. Fields should preferably be free of livestock, in particular horses and cows. Survey cannot be carried out during spraying or agricultural activities as this would cause too many potential hazards for the survey team.

We would like to carry out these initial works in September.

Please let me know if there are any issues or if you require further information.

Kind regards,

Irina Ferreira

Assistant Project Manager

Greater Cambridge Partnership

PO Box 1493

Mandela House



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Ref No: Email 156

From: Crome-lea Business Park <office@crome-lea.co.uk>

Sent: 23 September 2022 20:57

To: Franklin, James @ London HH <James.Franklin@cbre.com>

Cc: jeremy.procter@bidwells.co.uk; C2C <C2C@greatercambridge.org.uk>; Irina Ferreira <Irina.Ferreira@cambridgeshire.gov.uk>; JoM.Baker@cambridgeshire.gov.uk; Wendy <woodfield46@btinternet.com>

Subject: Re: Sadlers - Cambourne to Cambridge surveys - trenching

External

Dear James,

You will be to speak directly with our agent on such matters.

I will call him Monday to discuss.

Access will be permitted by the main farm entrance gate only, but this is under lock and key so I shall wait for Jeremy to advise me accordingly.

Access through Crome-Lea business Park is strictly prohibited.

Thank you

Stuart

Stuart Sadler

Crome-Lea Business Park

Madingley Road

Coton

Cambridge

CB23 7PH

office@crome-lea.co.uk

M 07801 790970

D 01954 211563

Ref No: Email 157

From: Wendy Sadler <office@crome-lea.co.uk>

Sent: 07 April 2022 09:40

To: Bonnington, Bailey

Subject: Re: Greater Cambridge Partnership 70086660-LIQ-20220329-2981869
Cambourne

to Cambridge (C2C) Scheme

Dear Sir,

Thank you. Until such a time we have been formally approached we will not be providing any information. At such time, we will appoint an agent to deal with such matters.

Yours sincerely,

John Sadler

Ref No: Email 158

From: Bonnington, Bailey

Sent: 06 April 2022 16:49

To: office@crome-lea.co.uk

Subject: Greater Cambridge Partnership 70086660-LIQ-20220329-2981869 Cambourne to Cambridge (C2C) Scheme

Attachments: 70086660-LIQ-20220329-2981869.pdf; 70086660-LIQ-20220329-2981885.pdf

Good Afternoon,

I am contacting you from WSP on behalf of the Greater Cambridge Partnership regarding the Cambourne to

Cambridge (C2C) project. We are following up with the Land Interest Questionnaires (LIQs) we sent out 29 March

2022. The C2C project is a proposed new public transport route to link Cambourne to Cambridge via the new Bourn

Airfield development, the Scotland Farm Travel Hub, Hardwick and the West Cambridge campus.

The Greater Cambridge Partnership has appointed WSP to act as the land referencing consultant. Our role is to

confirm your land interest within the potential development area. These interests include, for example, landowners,

tenants, occupiers, or some other form of interest, (easement or wayleave), apparatus or equipment. We are

writing to you to ask if you could kindly provide us with some information as we believe you have interests within

the potential development area.

I have attached the relevant LIQ for both John and Wendy Sadler with reference information below your

convenience.

- John Sadler - 70086660-LIQ-20220329-2981869

- Wendy Read Sadler - 70086660-LIQ-20220329-2981885

We are more than happy to have a call to run through them and discuss what we believe your interests are. Please

reach out to us on 0203 1165959 or email cambournetocambridge@wsp.com.

Thank you for your help and we look forward to hearing from you.

Kind Regards,

Ref No: Letter 159

John Sadler
Woodfield House
Madingley Road
Coton
Cambridge
CB23 7PH
WSP House
70 Chancery Lane
London
WC2A 1AF

Ref: 70086660-LIQ-20220329-2981869 29 March 2022

Dear John Sadler,

Cambourne to Cambridge - Better Public Transport and Active Travel

Confirmation of Information

The Cambourne to Cambridge (C2C) project is a proposed new public transport route from the

Greater Cambridge Partnership (GCP), to link Cambourne to Cambridge via the new Bourn Airfield

development, the Scotland Farm Travel Hub, Hardwick and the West Cambridge campus. The C2C

project is one of four corridor schemes which, together with measures to free up the congested city

centre, a network of cycling and walking Greenways, and other infrastructure improvements, aims to

create more sustainable, accessible and reliable ways to travel in and around Cambridge.

Further information on the C2C Scheme can be here:

<https://www.greatercambridge.org.uk/transport/transport-projects/cambourne-tocambridge/cambourne-to-cambridge-background>

As part of the planning process for this project, the Greater Cambridge Partnership has appointed

WSP to act as the land referencing consultant. Our role, at this Environmental Impact Assessment

stage of the project, is to follow up previous enquiries on the scheme and to confirm your land interest

within the potential development area.

In order to ensure we can provide you with further details of the project in the future and enable you to

have the opportunity to comment on our proposals, we need to confirm that the information we hold,

that you may have previously provided, remains up to date and correct.

Enclosed with this letter is a Land Interest Questionnaire (LIQ) and plan(s). The plan(s) within the

questionnaire shows the extent of land that we believe you have an interest in. If the boundary is not

correct, please mark on the plan(s) the required amendments. Please also review and complete the

LIQ by answering the questions, providing updates to any inaccuracies and providing details of any

further interests in the land. Please then sign the LIQ and plan(s) and return them to WSP by the 29th

of April 2022

You can return the form in one of the following ways:

☑ Scan/photograph the form and email it to cambournetocambridge@wsp.com.

☑ Return the form in the post using the enclosed pre-paid envelope, or send it to: "Freepost WSP"

Our teams will be on hand to help landowners complete the questionnaires over the next few weeks.

If you would like their support to visit you on site, or over the phone, please call 0203 1165959 or

email on cambournetocambridge@wsp.com.

More information relating to the project is available on our website:

<https://www.greatercambridge.org.uk/transport/transport-projects/cambourne-tocambridge/cambourne-to-cambridge-background>

Yours Sincerely,

Sarah Joss

Associate Land Consultant

WSP

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

If you need any help filling in this questionnaire, please phone 0203 1165959 or email cambournetocambridge@wsp.com.

1. Land plan

This questionnaire is about the land shaded on the plan below, and the people and/or organisations who

hold an interest in it. In this questionnaire, references to 'the land' mean the land shown on the plan below

and any building or other property on it.

Does the land shaded on

the above plan correctly

show the area you have an

interest in?

Yes No

If no, please indicate on the plan anything that does not correctly show

the area you have a legal interest in.

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

2. Your details

In this section, give the details of who has an interest in the land shown in section 1.

Are you an

individual or an

organisation?

An individual Your name: John Sadler

Trading name (if relevant):

An organisation Registered name:

Company or charity number:

Trading name (if relevant):

Your address:

(If you are an organisation, this should be the registered address.)

Phone number:

Email address:

Would you prefer to receive

correspondence by email? Yes No

Other postal address (if you would like
information sent to another address as well as
the one given above):

Are you an executor, trustee or partner of the
person or organisation with the interest in the
land?

If there are other executors, trustees and partners,

please give their names and addresses in the 'Extra information' box at the end of this questionnaire.

No Go to section 3.

Yes

Which are you?

Executor

Trustee

Partner

Your name and address:

Woodfield House, Madingley Road, Coton, Cambridge, CB23 7PH

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

3. Type of interest in the land

In this section, give the details of your interest in the land shown in section 1.

Do you occupy the property?

Yes No

(If no, in section 6 please give details of who occupies the land.)

Do you share the interest in the land with

anyone else (for example, a joint tenant)? Yes No

(If yes, in section 6 please give details of who shares the interest in the land.)

What is the nature of your interest in the

land? Leaseholder Fill in the rest of this section.

Tenant Fill in the rest of this section.

Freeholder Go to section 4.

Other Please specify.

Go to section 4.

If you are a leaseholder or tenant

What is the term (length) of the lease or
tenancy (if you know)?

What date did the lease or tenancy start
(if you know)?

Does the lease or tenancy also give you
or anyone else any rights of access,
parking spaces, storage areas or other
rights that are not on the land?

Yes No

If yes, please give details.

4. Others who will gain an interest in the land

In this section, give details of any other person or organisation who might gain an interest
in the land in the

next six months (for example, someone who might buy or lease it).

Full name:

Address:

Email address:

If more than one person or organisation will be gaining an interest in the land, give details
of the other

people and organisations in the 'Extra information' at the end of this questionnaire

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

5. What is the land used for

What is the land used for?

(For example, residential, commercial, pasture,
arable, equine)

Is the land a common, an allotment, a public
garden, a disused burial ground, or used for
public recreation in any way?

Yes No

If yes, please give details.

6. Other interests

In this section, give details of any other people or organisations who occupy the land or
have an interest in

it. Such people and organisations might include, amongst others, the following:

☐ A person or organisation you pay rent to (for example, a landlord or freeholder).

☐ A person or organisation who pays you rent or fees for using the land (for example,
leaseholders,
tenants, licence holders, or owners of advertising hoardings).

☐ Anyone with rights over the land, including, for example, rights of access, option to
purchase (the
right to be given the first opportunity to buy the land), restrictive covenants (restrictions on
how the
land can be used), rent charges, licences to use the land, drainage rights, grazing rights,
shooting

rights, mineral rights, manorial rights, easements (formal rights associated with the land) or
wayleaves (formal rights agreed between a landowner or occupier and a third party).
Cables and

pipelines that cross land often have easements and wayleaves.

Nature of the interest

(for example,

landlord, tenant,

right of access):

Their full name:

Their address:

Phone number:

Email address:

Do they occupy the

property? Yes No

If more than one other person or organisation occupies or has an interest in the land, please give their

details in the 'Extra information' box at the end of this questionnaire

Ref No: Letter 160

Wendy Read Sadler

Woodfield House

Madingley Road

Coton

Cambridge

CB23 7PH

WSP House

70 Chancery Lane

London

WC2A 1AF

Ref: 70086660-LIQ-20220329-2981885 29 March 2022

Dear Wendy Read Sadler,

Cambourne to Cambridge - Better Public Transport and Active Travel

Confirmation of Information

The Cambourne to Cambridge (C2C) project is a proposed new public transport route from the

Greater Cambridge Partnership (GCP), to link Cambourne to Cambridge via the new Bourn Airfield

development, the Scotland Farm Travel Hub, Hardwick and the West Cambridge campus. The C2C

project is one of four corridor schemes which, together with measures to free up the congested city

centre, a network of cycling and walking Greenways, and other infrastructure improvements, aims to

create more sustainable, accessible and reliable ways to travel in and around Cambridge.

Further information on the C2C Scheme can be here:

<https://www.greatercambridge.org.uk/transport/transport-projects/cambourne-tocambridge/cambourne-to-cambridge-background>

As part of the planning process for this project, the Greater Cambridge Partnership has appointed

WSP to act as the land referencing consultant. Our role, at this Environmental Impact Assessment

stage of the project, is to follow up previous enquiries on the scheme and to confirm your land interest

within the potential development area.

In order to ensure we can provide you with further details of the project in the future and enable you to

have the opportunity to comment on our proposals, we need to confirm that the information we hold,

that you may have previously provided, remains up to date and correct.

Enclosed with this letter is a Land Interest Questionnaire (LIQ) and plan(s). The plan(s) within the

questionnaire shows the extent of land that we believe you have an interest in. If the boundary is not

correct, please mark on the plan(s) the required amendments. Please also review and complete the

LIQ by answering the questions, providing updates to any inaccuracies and providing details of any

further interests in the land. Please then sign the LIQ and plan(s) and return them to WSP by the 29th

of April 2022.

You can return the form in one of the following ways:

☑ Scan/photograph the form and email it to cambournetocambridge@wsp.com.

☑ Return the form in the post using the enclosed pre-paid envelope, or send it to: "Freepost WSP"

Our teams will be on hand to help landowners complete the questionnaires over the next few weeks.

If you would like their support to visit you on site, or over the phone, please call 0203 1165959 or

email on cambournetocambridge@wsp.com.

More information relating to the project is available on our website:

<https://www.greatercambridge.org.uk/transport/transport-projects/cambourne-tocambridge/cambourne-to-cambridge-background>

Yours Sincerely,

Sarah Joss

Associate Land Consultant

WSP

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

If you need any help filling in this questionnaire, please phone 0203 1165959 or email cambournetocambridge@wsp.com.

1. Land plan

This questionnaire is about the land shaded on the plan below, and the people and/or organisations who

hold an interest in it. In this questionnaire, references to 'the land' mean the land shown on the plan below

and any building or other property on it.

Does the land shaded on

the above plan correctly

show the area you have an

interest in?

Yes No

If no, please indicate on the plan anything that does not correctly show

the area you have a legal interest in.

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

2. Your details

In this section, give the details of who has an interest in the land shown in section 1.

Are you an

individual or an

organisation?

An individual Your name: Wendy Read Sadler

Trading name (if relevant):

An organisation Registered name:

Company or charity number:

Trading name (if relevant):

Your address:

(If you are an organisation, this should be the registered address.)

Phone number:

Email address:

Would you prefer to receive

correspondence by email? Yes No

Other postal address (if you would like
information sent to another address as well as
the one given above):

Are you an executor, trustee or partner of the
person or organisation with the interest in the
land?

If there are other executors, trustees and partners,

please give their names and addresses in the 'Extra information' box at the end of this questionnaire.

No Go to section 3.

Yes

Which are you?

Executor

Trustee

Partner

Your name and address:

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

3. Type of interest in the land

In this section, give the details of your interest in the land shown in section 1.

Do you occupy the property?

Yes No

(If no, in section 6 please give details of who occupies the land.)

Do you share the interest in the land with

anyone else (for example, a joint tenant)? Yes No

(If yes, in section 6 please give details of who shares the interest in the land.)

What is the nature of your interest in the

land? Leaseholder Fill in the rest of this section.

Tenant Fill in the rest of this section.

Freeholder Go to section 4.

Other Please specify.

Go to section 4.

If you are a leaseholder or tenant

What is the term (length) of the lease or
tenancy (if you know)?

What date did the lease or tenancy start
(if you know)?

Does the lease or tenancy also give you
or anyone else any rights of access,
parking spaces, storage areas or other
rights that are not on the land?

Yes No

If yes, please give details.

4. Others who will gain an interest in the land

In this section, give details of any other person or organisation who might gain an interest
in the land in the

next six months (for example, someone who might buy or lease it).

Full name:

Address:

Email address:

If more than one person or organisation will be gaining an interest in the land, give details
of the other

people and organisations in the 'Extra information' at the end of this questionnaire.

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

5. What is the land used for

What is the land used for?

(For example, residential, commercial, pasture,

arable, equine)

Is the land a common, an allotment, a public garden, a disused burial ground, or used for public recreation in any way?

Yes No

If yes, please give details.

6. Other interests

In this section, give details of any other people or organisations who occupy the land or have an interest in

it. Such people and organisations might include, amongst others, the following:

☐ A person or organisation you pay rent to (for example, a landlord or freeholder).

☐ A person or organisation who pays you rent or fees for using the land (for example, leaseholders,

tenants, licence holders, or owners of advertising hoardings).

☐ Anyone with rights over the land, including, for example, rights of access, option to purchase (the

right to be given the first opportunity to buy the land), restrictive covenants (restrictions on how the

land can be used), rent charges, licences to use the land, drainage rights, grazing rights, shooting

rights, mineral rights, manorial rights, easements (formal rights associated with the land) or

wayleaves (formal rights agreed between a landowner or occupier and a third party).

Cables and

pipelines that cross land often have easements and wayleaves.

Nature of the interest

(for example,

landlord, tenant,

right of access):

Their full name:

Their address:

Phone number:

Email address:

Do they occupy the

property? Yes No

If more than one other person or organisation occupies or has an interest in the land, please give their

details in the 'Extra information' box at the end of this questionnaire

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

7. Mortgages, legal charges and equitable interest

We need to record details of any financial interest in the land, including mortgages or legal charges. A legal

charge is a right a lender has to take someone's property if that person does not pay back money they

borrowed using that property as security. If you have a mortgage for the land, the mortgage lender will

have a legal charge on the land.

An equitable interest is a right to a proportion of the proceeds from selling property. It is a right established

by someone who is not a legal owner but has an interest in the property as a result of things they have

done (for example, contributed to mortgage repayments, paid property taxes or bills for essential services,

raised children or paid for renovations) or that stems from the principle of fairness and justice.

Does any lender

have a mortgage or

legal charge over the
land?

Yes No

If yes, give details below.

Lender's name:

Loan or mortgage reference:

(Note: do not give your bank
account details.)

Does any person or
organisation have an
equitable interest in
the land?

Yes No

If yes, give their name and address below.

If more than one other person or organisation has a legal charge or equitable interest
relating to the land,

please give their details in the 'Extra information' box at the end of this questionnaire.

Data protection

The Greater Cambridge Partnership and their agents will process the personal information
you have

provided in this questionnaire only for purposes necessary for the Cambourne to
Cambridge scheme and

in line with the Data Protection Act 2018 and the General Data Protection Regulation
(GDPR).

For more information about our privacy policy or to read our privacy statement, please visit
our website at

www.wsp.com.

Declaration

Please sign below to confirm that the information you have given in this questionnaire is complete and

accurate, as far as you know and believe.

Your signature:

Name (please print):.....

Date:

Please return this questionnaire in the enclosed prepaid envelope, send it to 'Freepost WSP', or

scan it and email it to cambournetocambridge@wsp.com.

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

If you need any help filling in this questionnaire, please phone 0203 1165959 or email cambournetocambridge@wsp.com.

1. Land plan

This questionnaire is about the land shaded on the plan below, and the people and/or organisations who

hold an interest in it. In this questionnaire, references to 'the land' mean the land shown on the plan below

and any building or other property on it.

Does the land shaded on

the above plan correctly

show the area you have an

interest in?

Yes No

If no, please indicate on the plan anything that does not correctly show

the area you have a legal interest in

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

2. Your details

In this section, give the details of who has an interest in the land shown in section 1.

Are you an

individual or an

organisation?

An individual Your name: Wendy Read Sadler

Trading name (if relevant):

An organisation Registered name:

Company or charity number:

Trading name (if relevant):

Your address:

(If you are an organisation, this should be the registered address.)

Phone number:

Email address:

Would you prefer to receive

correspondence by email? Yes No

Other postal address (if you would like
information sent to another address as well as
the one given above):

Are you an executor, trustee or partner of the
person or organisation with the interest in the
land?

If there are other executors, trustees and partners,
please give their names and addresses in the 'Extra
information' box at the end of this questionnaire.

No Go to section 3.

Yes

Which are you?

Executor

Trustee

Partner

Your name and address

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

3. Type of interest in the land

In this section, give the details of your interest in the land shown in section 1.

Do you occupy the property?

Yes No

(If no, in section 6 please give details of who occupies the land.)

Do you share the interest in the land with

anyone else (for example, a joint tenant)? Yes No

(If yes, in section 6 please give details of who shares the interest in the land.)

What is the nature of your interest in the

land? Leaseholder Fill in the rest of this section.

Tenant Fill in the rest of this section.

Freeholder Go to section 4.

Other Please specify.

Go to section 4.

If you are a leaseholder or tenant

What is the term (length) of the lease or

tenancy (if you know)?

What date did the lease or tenancy start

(if you know)?

Does the lease or tenancy also give you

or anyone else any rights of access,

parking spaces, storage areas or other

rights that are not on the land?

Yes No

If yes, please give details.

4. Others who will gain an interest in the land

In this section, give details of any other person or organisation who might gain an interest in the land in the

next six months (for example, someone who might buy or lease it).

Full name:

Address:

Email address:

If more than one person or organisation will be gaining an interest in the land, give details of the other

people and organisations in the 'Extra information' at the end of this questionnaire.

LAND INTEREST QUESTIONNAIRE

Cambourne to Cambridge

5. What is the land used for

What is the land used for?

(For example, residential, commercial, pasture,
arable, equine)

Is the land a common, an allotment, a public
garden, a disused burial ground, or used for

public recreation in any way?

Yes No

If yes, please give details.

Data protection

The Greater Cambridge Partnership and their agents will process the personal information you have

provided in this questionnaire only for purposes necessary for the Cambourne to Cambridge scheme and

in line with the Data Protection Act 2018 and the General Data Protection Regulation (GDPR).

For more information about our privacy policy or to read our privacy statement, please visit our website at

www.wsp.com.

Declaration

Please sign below to confirm that the information you have given in this questionnaire is complete and

accurate, as far as you know and believe.

Your signature:

Name (please print):.....

Date:

Please return this questionnaire in the enclosed prepaid envelope, send it to 'Freepost WSP', or

scan it and email it to cambournetocambridge@wsp.com.

Ref No: Email 161

From: Rob Sadler <RSadler@savills.com>

Sent: 17 March 2017 11:50

To: Shepherd Adrian (E&T) <Adrian.J.Shepherd@cambridgeshire.gov.uk>

Subject: RE: Cambourne to Cambridge proposed Busway

Adrian,

Thank you for your note. I would be grateful if you could send me a copy of the options assessment report. I have

attached a plan of my ownership and trust if you need access for the topo, you will give us advance warning.

Regards

Rob Sadler

Ref No: Email 162

From: Shepherd Adrian (E&T) [mailto:Adrian.J.Shepherd@cambridgeshire.gov.uk]

Sent: 15 March 2017 19:11

To: Rob Sadler

Subject: Cambourne to Cambridge proposed Busway

Dear Rob

Thank you for contacting the City Deal in respect of your property interest at Crome lea Farm

House, Madingley Road

As present the project team are working to deliver some further information to the The City Deal

Executive Board meet on October 13th 2016 and in principle, agreed that the possibility of a segregated running close to or through the key villages between Bourn Airfield and the M11 should be explored and asked officers to report back to them in July 2017 on the following matters

:

☐ to undertake a topographical survey of the A1303 from Madingley Mulch to the M11 and undertake preliminary design to assess whether or not it is feasible to provide a two way busway, a cycleway and a road within the existing highway boundary, and to share the information with the Local Liaison Forum.

☐ Possible specific route alignments within catchment area 3a, with catchment area 3 as an alternative if option 3a proves unviable, noting that both would connect with and potentially through Cambridge West.

☐ A new Park and Ride at either Scotland Farm or a new location 4, which combines site 2 with the north portion of site 3 (chrome Lea Field)) as set out Option Assessment report.

Essentially this proposal put by the Local Liaison Forum would involve third part land currently

outside the dedicated highway, if it were to be adopted over the current preferred City Deal Board

option .

I will of course provide you with preliminary design plans associated with this point.
However in

the first instance I will telephone to discuss your interest further

Thanks

Adrian Shepherd

Project Manager

Tel 01223 728110

Mob 07979 058461

Ref No: Email 163

From: Rob Sadler [mailto:RSadler@savills.com]

Sent: 09 March 2017 14:02

To: City Deal <City.Deal@cambridgeshire.gov.uk>

Subject: Cambourne to Cambridge proposed Busway

Dear Sirs,

I am the owner (freehold) of Crome lea Farm House, Madingley Road, Coton, Cambridge CB23 7PH. (see attached

plan) and confirm that I have never received any correspondence regarding the proposals.

For all future correspondence please send this via email or to Mr R Sadler, Gores Farmhouse, Whittlesey Road,

Thorney, Peterborough PE6 0RF.

Rob Sadler

Rob Sadler MRICS

Director – Head of Office

Savills, Unex House, 132-134 Hills Road, Cambridge CB2 8PA

Tel :+44 (0) 12 2334 7209

Mobile :+44 (0) 79 6855 0458

Email :RSadler@savills.com

Website :www.savills.co.uk

☑ Before printing, think about the environment

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These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper

official copy by ordering one from Land Registry.

This official copy is issued on 16 November 2016 shows the state of this title plan on 16 November 2016 at

09:33:35. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002).

This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in

scale. Measurements scaled from this plan may not match measurements between the same points on the

ground.

This title is dealt with by the Land Registry, Peterborough Office

- This official copy shows the entries on the register of title on

16 NOV 2016 at 09:35:35.

- This date must be quoted as the "search from date" in any

official search application based on this copy.

- The date at the beginning of an entry is the date on which

the entry was made in the register.

- Issued on 16 Nov 2016.

- Under s.67 of the Land Registration Act 2002, this copy is

admissible in evidence to the same extent as the original.

- This title is dealt with by Land Registry, Peterborough Office.

A: Property Register

This register describes the land and estate comprised in the title.

CAMBRIDGESHIRE : SOUTH CAMBRIDGESHIRE

1 (13.12.2002) The Freehold land shown edged with red on the plan of the

above title filed at the Registry and being Crome Lea Farm House,

Madingley Road, Coton (CB23 7PH).

B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains

any entries that affect the right of disposal.

Title absolute

1

2

(12.05.2003) PROPRIETOR: ROBERT JOHN SADLER and SUZANNE SADLER of Crome
Lea Farm House, Madingley Road, Coton, Cambs CB23 7PH.

(12.05.2003) The Transfer to the proprietor contains a covenant to
observe and perform the covenants referred to in the Charges Register
and of indemnity in respect thereof.

(12.05.2003) RESTRICTION: Except under an order of the registrar no
disposition or dealing by the proprietor of the land is to be
registered or noted without the consent of the proprietor of the Charge
dated 16 April 2003 in favour of Barclays Bank PLC referred to in the
Charges Register.

C: Charges Register

This register contains any charges and other matters that affect the land.

1 (13.12.2002) A Deed of Covenant dated 16 December 1958 made between (1)
The Cambridge Preservation Society and (2) The National Trust for
Places of Historic Interest or Natural Beauty contains the following
restrictive covenants which affect the larger portion of the land in
this title:-

In presence of said agreement and by virtue of Section 8 of the
National Trust Act 1937 the Covenantor with intent and so as to bind

Ref No: Letter 164

REF - Sadler 35



Date: Tuesday 6 Aug
Contact: Jo Baker
Email: contactus@greatercambridge.org.uk

PO Box 1493
4 Regent Street
Cambridge
CB1 0YR

Cambourne to Cambridge

Dear Mr Sadler,

Thank you for your email dated 29 July 2024 which I respond to you within this letter.

On 27 January 2020, your family provided details of the burial site at a location well to the north

of the route. This was helpful to inform the design and established the stated position of your

family was they wished to relocate the ashes. This was reiterated by your brother, Stuart Sadler

on 26 May 2021. On 9 April 2024 you provided further details of the location of the burial site

which was closer to the route. On the recent site visit (26 July 2024), you identified a third location, much closer to the line of the route as the location of the burial site. Providing the last

location you have provided is correct, the GCP are keen to work with you and your family to come to an agreement to mitigate concerns, where reasonably possible.

It is appreciated you would ideally like 50m buffer between the scheme and the burial site, but

having been through four rounds of consultation and early meetings with your family, such a

buffer had never been suggested previously and therefore has not been included in designs.

During those meetings the suggestion was the family preferred to relocate the caskets. As we

are sure you can understand, the early consultations are extremely important to inform the scheme designs and parameters; unfortunately, the changes you are suggesting would be difficult to implement at this stage and a 50m buffer is not something that can be offered.

However, as mentioned earlier, we would hope to reach a satisfactory agreement with your family to mitigate the situation where possible.

Re the CPO comment, ultimately the decision as to whether a Transport and Works Act Order

should be made resides with the Planning Inspectorate and, should that be successful, the powers would exist to acquire the land and relocate any human remains should that be required. I can only reiterate that we always hope to avoid using such powers.

You have questioned why the GCP stated in the Cambridge Independent press article that 'the

proposed route for the busway and active travel link avoids the burial site'

The initial reports in the Cambridge Independent gave the impression that the ashes would be

under the busway. With the location your family had provided then and using the most recent

location you have indicated, the ashes will still not be under the busway track. To be clear, the

landscaping either side of the busway, is not the actual busway.

During the site visit you discussed the need for an additional crossing point with Will Gullett and

Tony Taylorson

This conversation was noted, and the issue of the crossing point is being reviewed.

You have expressed concern that the importance of a crossing at this point has been discussed

many times before.

A number of factors have been considered regarding the crossing including operational safety

and ecological mitigation but the site visit was invaluable in hearing from you and seeing the

challenges you outlined so this is being reviewed further.

You asked the team to visit Madingley Road with you to view the boundary of the SSSI. The development of the route has been the subject of four rounds of public consultation and extensive review including an independent audit which has confirmed the selection of the current preferred route as well as Environmental Impact Assessment. The GCP, over seven years ago, made your family, as a local landowner, aware of the work being undertaken, and your views on the scheme during the subsequent consultation rounds have been very welcome.

Whilst you are at liberty to make representations on these matters at the public inquiry, the issues you raise have been extensively documented and the relevant assessments can be found on our website.

You have requested detailed drawings to illustrate that the busway would not fit along Madingley Road and suggested no one from the GCP has ever discussed any alternative options

with the family along Madingley Road.

The GCP has recorded engagement directly with you as far back as 2017 when details of the early option assessments were shared, and again in 2020, as well as the four rounds of consultation.

You also make suggestions with regards to Cambridge Road, Madingley. Multiple options to the

north and south of the A428/A1303 and on-road have been assessed in line with government

guidance, including options suggested by Coton Parish Council, CPPF and other local stakeholders. A preferred route for the scheme was then selected and subjected to an independent audit.

Overall, and as mentioned above, extensive option assessment has been undertaken in line with government guidance and was subject to reviews both by ARUP and Jacobs on behalf of

the previous Mayor, and an independent audit.

Finally, you asked for confirmation on specific points from the GCP:

1. The burial ground is 6-7m within the total width of the busway.

On the basis we have been provided three locations for the burial ground, we are hoping that

the location confirmed at our last site visit is the correct location and that there is no other location, but please do confirm. To be clear, of the three locations which have been suggested are within the proposed busway track.

2. The GCP will provide a suitable additional passing point as detailed above.

The GCP is reviewing crossing point locations and will prepare some draft plans for discussion.

3. Provide detailed drawings of the busway with the additional passing point 50m away from the burial site.

As above, we are unable to agree to a 50m buffer, but providing the location of the burial site is

correct we will look to keep as far away as we possibly can. Please note in light of the meeting

with the Sadler family in 2020 and subsequent 2021 site visit, the presumption has been that

the ashes will be relocated by the family.

4. Confirm whether the GCP will be prepared to impose CPO and override the wishes of the family and the church to acquire land near to or over the burial site.

Should a Transport and Works Act Order be granted and no satisfactory agreement be reached,

and its confirmed the ashes are located within the red line boundary, the GCP would relocate

them if that was the preference of the family. On the basis the location most recently provided

is correct, the GCP will seek to remove the location from within the red line boundary. If no satisfactory agreement can be reached and the removal of the ashes is deemed to be necessary then the GCP would have the powers to move under the TWAOC/CPO powers; but currently does not anticipate the need to do so and would always seek agreement without use

of CPO powers.

5. Provide a tree survey to include the verge and fence line within Madingley Wood

A full assessment of off and on-road options has been published on our website and been the

subject of four public consultations.

6. Provide the detailed drawings illustrating that any considered on-road busway option would take substantial land on the south side of the road opposite Madingley Wood.

A full assessment of off and on-road options has been published on our website and been the

subject of four public consultations.

I hope that this letter responds to some of your concerns. We will review the details of the scheme in the area visited and come back to you when we have done so.

Regards,

Jo Baker

Project manager

Ref No: Email 165

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

Ref No: Leaflet 1

<https://www.greatercambridge.org.uk/asset-library/Sustainable-Transport/Public-Transport/Cambourne-to-Cambridge/C2C-Consultation-and-Engagement/2015/C2C-Consultation-Leaflet-12.10.2015.pdf>

Ref No: Leaflet 2

<https://www.greatercambridge.org.uk/asset-library/Sustainable-Transport/Public-Transport/Cambourne-to-Cambridge/C2C-Consultation-and-Engagement/2017/C2C-P1-Leaflet.pdf>

Ref No: Leaflet 3

<https://www.greatercambridge.org.uk/asset-library/Sustainable-Transport/Public-Transport/Cambourne-to-Cambridge/C2C-Consultation-and-Engagement/2019/C2C-Phase-2-leaflet-Finalv2-Optimized.pdf>

Ref No: Leaflet 4

<https://www.greatercambridge.org.uk/asset-library/Sustainable-Transport/Public-Transport/Cambourne-to-Cambridge/C2C-Consultation-and-Engagement/EIA/C2C-full-consultation-brochure-web.pdf>

B Appendix B- File Note - Site Meeting 9th April 2024

FILE NOTE

David and Wendy Sadler - Site Meeting & Follow on Discussions

Location: Littlefield Barn, Whitewell Way, Coton, Cambridge
CB23 7PW Time: 10.30am, Tuesday 9th April 2024

Attendees:

- John & Wendy Sadler (JS & WS)
- Rob Sadler (RS)
- Stuart Sadler (SS)
- Henry Church (HC) - CBRE
- Will Gullett (WG) - CBRE

Meeting Minutes

1. Introductions

Introductions were made by all parties. HC introduced CBRE and confirmed the historic discussions regarding crop loss for survey works and the reason for the meeting.

2. Development Concerns

RS stated that the Sadler family is not opposed to development but expressed confusion regarding the rationale for routing the busway through fields instead of utilizing the existing A1303 road. Action: CBRE to confirm the rationale behind this decision.

3. Land Ownership and Access

RS, JS, and WG reviewed their freehold and tenanted land using the plans provided. Key points discussed included:

Land Ownership:

- Plot 10-110 and 10-118: Not owned by Sadlers; owned by St John's College and rented by the Banks.
- Plot 11-121: Freeholder is Sadler.
- Plot 11-122: Freeholder is St John's College; AHA tenancy held by Sadler.

- Plot 12-126: Freeholder is Sadler.

Access Issues:

A right of access (marked with a blue arrow) exists between St John's College land and the eastern parcel, which is the main access to field 12-125. An alternate access marked with a blue X is deemed dangerous and unsuitable for agricultural use.

4. Specific Concerns Raised by RS

RS outlined multiple concerns regarding the proposals, including:

- Rationale for not utilizing the A1303.
- Land drainage and how the busway will connect to existing drainage systems.
- Access and crossing points, requesting three crossing points with a width of 45ft to avoid removing the combine header. Action: CBRE to consult with the design team and revert.
- Fencing, boundaries, and barriers – to be discussed in detail later.

5. Additional Requests

RS requested a bus stop below the business park, as marked on the plan. Action: CBRE to take this to the design team.

SS inquired about the removal of extra land take in the latest plan

A discussion regarding a temporary compound confirmed it would be closer to Long Road, with temporary land take shown in green under plot 12-123.

6. Services and Land Drainage

HC asked about existing services. RS and JS confirmed the presence of underground water mains and previously overhead power lines. WG requested copies of the land drainage plans held by JS and WS.

7. Wildlife Considerations

SS noted the presence of badgers along the hedge line next to the pony paddocks. JS mentioned that his parents' ashes are scattered near the proposed bus route. WG requested the Sadlers provide the What3words (W3W) location of the ashes for the design team. Action: Sadlers to provide W3W location.

8. Claimant Time and Fees

RS raised questions about claimant time and professional fees. HC confirmed that claimant time is claimable, and professional time is also claimable subject to agreed hourly rates. Action: RS to confirm hourly rates.

9. Professional Representation

RS confirmed he would act on behalf of his parents as a Chartered Surveyor with land assembly experience. Eliot Page from KMC will also provide advice as necessary. Action: WG to circulate a timesheet template for RS.

10. Transport Planning

RS emphasized the necessity of expert technical advice, particularly regarding visibility splays at crossing points. WG assured that the scheme is designed by WSP, a qualified consulting firm. RS insisted on compliance with statutory disability access standards for all crossing points.

11. Clients' Fees

RS expressed concern over the proposed hourly rate of £30, suggesting it is too low. WG stated that £30-50 per hour is standard industry practice for claimant time.

12. Greenways and Intrusive Surveys

RS stated he is not closely following the Greenways proposals and awaits further communication from WG regarding intrusive surveys and associated license fees.

13. Crossing Points

RS reiterated the need for two passing points on either side of Field A to facilitate farm machinery movement and access. He also suggested a single passing point on the far side of Field B, subject to further discussions with St John's College. Field C will require a passing point alongside the footpath.

WG provided plans showing the proposed locations for the crossing points. He clarified that crossing points must be at 90 degrees to the busway and cannot follow existing hedge lines due to ecological considerations.

14. Drainage

RS stated that the drainage plans are currently unavailable but expressed willingness to walk the land with WG to identify drains. WG confirmed the project's commitment to working with landowners to ensure drainage integrity.

15. Visuals and Security

RS requested photographic visuals of the completed busway from various viewpoints. WG indicated that visuals are not required but provided schematic representations of the busway profile.

RS raised concerns about security issues along the busway, referencing media reports of joyriding and trespassing. WG assured that measures such as bollards, signage, and ANPR would be implemented to prevent unauthorized access.

16. Family Burial Site

RS reiterated the sensitivity surrounding the burial site of the Sadler family. The W3W location of the ashes was provided for reference. RS requested all meeting minutes and notes regarding discussions about the burial site. WG acknowledged the sensitivity and confirmed that the project would handle the matter with respect.

17. Route Alignment Decision

RS expressed disagreement with WG's assertion of full engagement with landowners along the A1303, citing a lack of communication over the years. He requested evidence of the "significant physical constraints" referred

to along the A1303. WG pointed to previous communications and independent audits to clarify the project's stance.

18. Next Steps

RS looks forward to receiving the requested documentation and further information as discussed.

DRAFT

C Appendix C - File Note - Meeting 26.07.24 - Sadler

FILE NOTE

Sadler - Site Meeting

11am, Friday 26th July 2024

Location: Crome-lea Business Park, Madingley Road, Cambridge, CB23 7PH

Attendees:

- Rob Sadler (RS)
- Jo Baker (JB) +1 GCP
- Milestone Technical Team x 2
- Will Gullett (WG) - CBRE

Notable points:

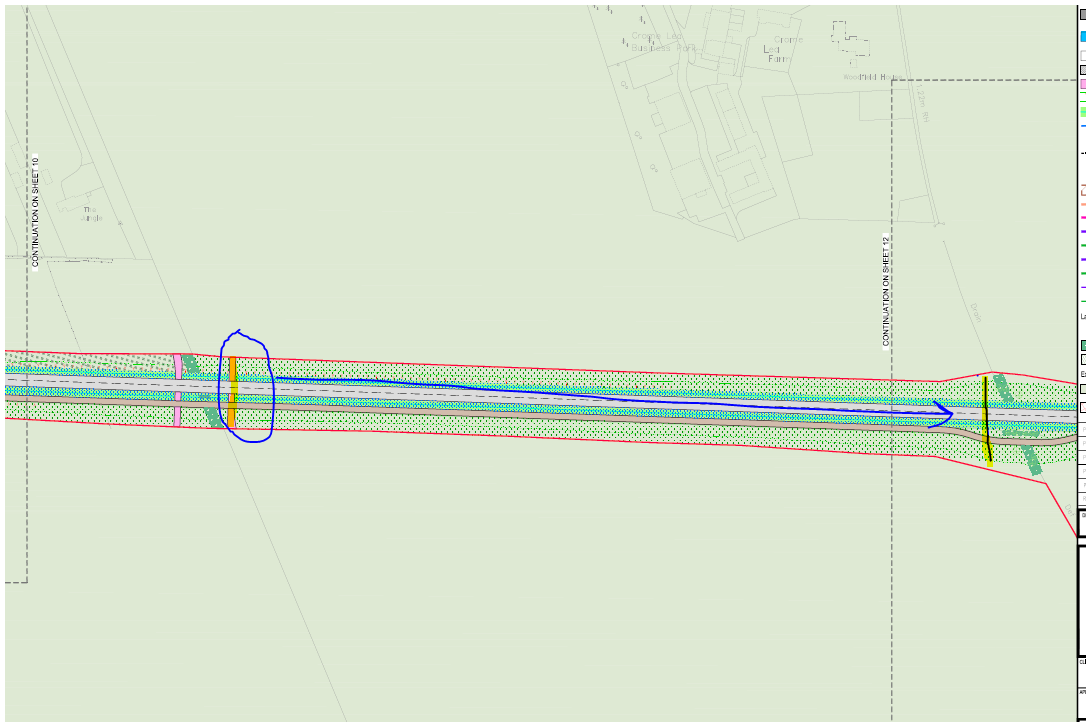
- Introductions were made by all parties.
- WG introduced all parties.
- RS then instructed us to walk to see the graves and route.
- RS confirmed that as a family they were not against development.
- RS confirmed his parents interest in the land, namely two areas of freehold and an AHA tenancy with St John's college for the field in the middle between them and Wallis.
- RS confirmed that they had multiple concerns but the two key ones were the location of the busway intersecting with the graves and then the location of the crossing points.
- JB then instructed the Milestone team to start marking out the site. The graves GPS coordinates were taken first and then flags were put out for the busway.
- WG then took RS off to one side while the marking out took place. TT joined WG to discuss crossing points. RS outlined his frustration that the plans had not changed since his meeting with WG and Henry Church back in April.
- RS asked WG to confirm how his family and parents are meant to cross using the crossing further down the route. WG confirmed he noted RS' stance and that the crossing point as currently placed on the plans is clearly not ideal.
- WG confirmed that the purpose of the visit was to establish the location of the ashes and the project could then go away and review the crossing points and alignment.
- All – then discussed the flags that had been put in the ground.
- White flags marked outer boundary of scheme i.e. fence line and the yellow flags marked the edge of the busway.

- RS expressed concern that the route was too close to the burial site, particularly focusing on the white ones which were north of the grave so within the scheme.
- RS then said to WG that he requested the scheme went 50m south of the graves.
- JB then went on to confirm that the purpose of this visit was to identify the locations and then go away and look at the scheme alignment and come back with a revised plan. Action noted.
- RS on way back to car park then requested WG / JB and TT time in looking at Madingley Wood SSSI. RS wanted to show us the boundary fence of Madingley Wood which was set back quite considerably from the road.
- Purpose for this discuss was to highlight RS preference to still run down the existing road.
- JB confirmed that while the boundary fence was set back from the road, the existing vegetation does provide further cover to the SSSI and the project would not be allowed to thin out the woodland edge to accommodate the scheme and the considerable number of mature trees in the area. JB confirmed that any roadside proposal would involve encroaching into the Sadler side of the road instead.
- Meeting concluded.

Actions:

- Crossing point / alignment discussion to be had between GCP, CBRE and WSP with aim of moving the scheme outside of the boundaries of the graves. Project accepts that they are not going to be able to move it the 50m requested by RS.
- CBRE to discuss bus stop request with GCP again.
- Revert to RS with revised plan at the appropriate moment.

Plans:



Crossing point circled above needs to be moved to otherside near grave.

Flags shown below for record, for clarity, white flags are higher than the memorial bench.



D Appendix D - Bidwells appointment email

From: [Crome-lea Business Park](#)
To: [Franklin, James @ London HH](#)
Cc: [jeremy.procter@bidwells.co.uk](#); [C2C](#); [Irina Ferreira](#); [JoM.Baker@cambridgeshire.gov.uk](#); [Wendy](#)
Subject: Re: Sadlers - Cambourne to Cambridge surveys - trenching
Date: 23 September 2022 16:29:12
Attachments: [image001.jpg](#)
[image002.png](#)
[image001.jpg](#)
[Parcel 27 Access.jpg](#)
[Geophysical Survey - Description of work.pdf](#)

External

Dear James,

You will be to speak directly with our agent on such matters.

I will call him Monday to discuss.

Access will be permitted by the main farm entrance gate only, but this is under lock and key so I shall wait for Jeremy to advise me accordingly.

Access through Crome-Lea business Park is strictly prohibited.

Thank you

Stuart

Stuart Sadler
Crome-Lea Business Park

Madingley Road
Coton
Cambridge
CB23 7PH

office@crome-lea.co.uk

M 07801 790970
D 01954 211563

On 23 Sep 2022, at 3:56 pm, Franklin, James @ London HH wrote:

Dear Stuart,

Apologies to ask directly, but I have not yet heard back from Jeremy on my emails below.

I understand that you have already provided the go ahead for our team to carry out the geophysical survey which I have just had confirmation is programmed for Monday for plot 27, with plot 29 on Tuesday next week. Hopefully you are content for the survey to progress but could you provide where is best for the team to access. The plan attached shows the location they need to get to.

Many thanks

James

James Franklin

Director

CBRE | Land Assembly & Compulsory Purchase

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

From: Franklin, James @ London HH

Sent: 22 September 2022 16:29

To: 'jeremy.procter@bidwells.co.uk'

Cc: 'C2C'; 'Irina Ferreira'; 'JoM.Baker@cambridgeshire.gov.uk'; 'office@crome-lea.co.uk'

Subject: RE: Sadlers - Cambourne to Cambridge surveys - trenching

Hi Jeremy,

Conscious I have not had a response from you following my email below.

I have been informed by the survey team that the Geophysical survey is being proposed from 26-30 September; we will be able to very shortly confirm which day. This was the survey that Stuart has agreed to; it would be helpful to understand the preferred point of access to enter the field.

I look forward to hearing from you regarding the attached licence.

Many thanks

James

James Franklin

Director

CBRE | Land Assembly

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

From: Franklin, James @ London HH

Sent: 15 September 2022 10:47

To: jeremy.procter@bidwells.co.uk

Cc: C2C <C2C@greatercambridge.org.uk>; Irina Ferreira <Irina.Ferreira@cambridgeshire.gov.uk>; JoM.Baker@cambridgeshire.gov.uk; office@crome-lea.co.uk

Subject: Sadlers - Cambourne to Cambridge surveys - trenching

Hi Jeremy,

I have been given your details by Irina at Greater Cambridge Partnership (GCP) and have been asked to make contact with regards to organising access to land. As a wider note, CBRE will also be working with GCP to deliver the wider land required for the scheme in due course so is a good opportunity to introduce myself.

From the email below, Stuart Sadler has kindly provided permission to allow for the

Geophysical survey that is required on his land. However he has asked that we liaise with you going forward.

There is one further survey required which is more intrusive being archaeological trial trenching. The trial trenching will record the presence/absence of archaeological features within the land. I have attached a note that explains the process a little further and if required, a more detailed explanation can be provided by the contractor in due course.

The land affected relates to plot 27 and 29; I have attached location plan of those plots for your information. 27 is land owned by John & Wendy Sadler and plot 29 is leased land. More detailed location of works is shown in the schedule works parcel sheets attached. We don't have the detail as to where the trenches will be located in the 'blue' land but once available I will share with you. Proposed works date is from 1 November – 31 December 2022.

I attach a draft licence for your review. I have put in the name of John & Wendy Sadler who's name is on the title. I do not have a copy of the lease over plot 29 (from St Johns College), but have assumed the same. Do let me know if that is correct. A brief summary of the licence is:

- Licence to carry out the surveys from 1 November to end of December 2022
- Compensation based on £500 for licence and £25 for each intrusion excavated
- Reasonable surveyors fees capped to £500 (hourly rate to be confirmed)
- Any losses as a result of being unable to farm the land will be compensatable (as per para 5).

Any comments do let me know but would appreciate a swift response if you are able to.

Kind regards

James

James Franklin

Director

CBRE | Land Assembly

T +44 (0) 20 7182 2658 | Ext 22658

M +44 (0)7917 894383

james.franklin@cbre.com

From: Crome-lea Business Park <office@crome-lea.co.uk>

Sent: 26 August 2022 12:06

To: C2C <C2C@greatercambridge.org.uk>

Cc: jeremy.procter@bidwells.co.uk

Subject: Re: Cambourne to Cambridge surveys (Geophysics and trenching)

Please contact my agent:

jeremy.procter@bidwells.co.uk

Permission is granted (I have no choice) but in future all requests must go via Mr Procter.

Stuart Sadler

Crome-Lea Business Park

Madingley Road
Coton
Cambridge
CB23 7PH

office@crome-lea.co.uk

M 07801 790970

D 01954 211563

On 18 Aug 2022, at 2:44 pm, C2C <C2C@greatercambridge.org.uk> wrote:

Dear Mr Sadler,

I am writing to follow-up on the request for carrying out the below survey.

Please let me know if there are any issues or if you require further information.

Kind regards,

Irina Ferreira

Assistant Project Manager

Greater Cambridge Partnership



From: Irina Ferreira <Irina.Ferreira@cambridgeshire.gov.uk>

Sent: 21 July 2022 11:45

To: stuart.sadler1@btinternet.com; office@crome-lea.co.uk

Cc: C2C <C2C@greatercambridge.org.uk>; Jo M Baker

<JoM.Baker@cambridgeshire.gov.uk>

Subject: Cambourne to Cambridge surveys (Geophysics and trenching)

Dear Mr Sadler,

In support of the Cambourne to Cambridge EIA, our surveyors are requesting access to the land rented to St John's College to carry out geophysics and trenching surveys. This initial survey will involve one surveyor who will walk the route checking access for geophysics and trenching, in addition to taking photographs and field notes. For more information, please see attached RAMS.

Parcel 29 (CB357469)



The Archaeological geophysical survey will involve a single operator walking zigzag traverses with a 2m separation throughout the survey area, pushing survey equipment on a cart (see attached picture). The equipment will be pushed by hand and crop damage will be kept to a minimum; there will be some unavoidable damage from the surveys in the form of foot fall and wheel tracks. This will be kept where possible to a minimum by walking around the edges of fields to access the

areas required rather than the shortest routes, and surveying areas where possible only once. Fields should preferably be free of livestock, in particular horses and cows. Survey cannot be carried out during spraying or agricultural activities as this would cause too many potential hazards for the survey team.

We would like to carry out these initial works in September.

Please let me know if there are any issues or if you require further information.

Kind regards,

Irina Ferreira

Assistant Project Manager

Greater Cambridge Partnership

PO Box 1493

Mandela House



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E Appendix E - May 2023 Henry Church & Bidwells minutes

O'Connor, Brendan @ London HH

From: Church, Henry @ London HH
Sent: 05 May 2023 14:08
To: Samuel Nobbs (samuel.nobbs@bidwells.co.uk)
Cc: Church, Henry @ London HH
Subject: GCP - Sadler

Samuel

Thanks for your time on Wednesday

You explained that

- Crome Lea Farm comprises a number of business units occupied by a number of businesses including NFU Mutual
- The land is contract farmed by Overhaul (sp?) Farming. Overhaul is run by Mark Jenkins and his 3 sisters
- The scheme cuts the land in half on the brow of the hill
- Mr Sadler Sr is less enthusiastic about the scheme whereas his son, Stuart, is perhaps more pragmatic about it.
- You anticipate that
 - Your clients will sell by private treaty – consideration to reflect loss of land and IA to retained assets. I did suggest that whilst I understand the concept of IA to residential units it is harder to evidence in respect of commercial units
 - A suitable offer of accommodation works – principally a fence sufficient to prevent encroachment by both people and rubbish – will smooth the path. You have in mind something heftier than P&R – you referenced an X fence (?). Would you provide some details, please?
- You asked when the TWAO is to be made – I have asked and will confirm as soon as I am able
- The crop loss claim is well presented and rationale – we discussed crop value being £200/t which will result in a settlement at £5,062.61 plus fees. We are both willing to recommend this – I need to better understand what I need to do my end to get this resolved

Do come back to me with any queries or comments.

H

Henry Church
Senior Director
CBRE | Valuation & Advisory Services | Compulsory Purchase
Henrietta House | Henrietta Place | London W1G 0NB
T 020 7182 2194 | M 07852 205 114
henry.church@cbre.com | [LinkedIn](#)

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F Appendix F - March 2024 message to W Sadler

From: [O'Connor, Brendan @ London HH](#)
To: [woodfield46@btinternet.com](#)
Cc: [Gullett, Will @ London](#); [Franklin, James @ London HH](#); [Church, Henry @ London HH](#)
Subject: CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.
Date: 12 March 2024 11:04:42
Attachments: [John and Wendy Sadler - HoT Plan.pdf](#)
[John and Wendy Sadler - Plot List.xlsx](#)
[John and Wendy Sadler - General Arrangement Plan.pdf](#)
[FW Standard - Greater Cambridge Partnership - Cambourne to Cambridge CRM00014326459.msg](#)

Dear Mrs Sadler,

I refer to your recent contact to Greater Cambridge Partnership requesting details of the CtoC busway plans.

Please find attached:

1. A HoT Plan that sets out the land acquisition areas.
 - a. Pink = permanent land acquisition for the busway and mitigation
 - b. Green = temporary acquisition powers. In this case for a works compound (plot 10-116) and temporary working area (plot 10-111)
 - c. Blue = temporary acquisition and permanent acquisition of rights for purposes of constructing and tying in drainage to existing water course.
2. A general arrangement plan detailing the current design details of mitigation, hedges, and private means of access / crossing points (in pink)
3. A schedule detailing ownership, areas etc of each plot.

Please accept my apologies for you having to request sight of the latest design plans; we have been engaging with the land agent you appointed (Bidwells) last year and between us there has been an unfortunate lapse of communication arising from staff leaving the firm. Noting what you say around the location of the passes, which I assume are the crossing points over the busway (?), please be assured that the design is not yet fixed and we are open to feedback crossing point locations and other design matters.

With that in mind, once you have opportunity to review the plans we could arrange a call or a video meeting to discuss the proposal in more detail. In this respect could you advise some convenient times for a call and advise if your agent will be in attendance so I can include them in an invite. Please advise if you do / do not have access to MS Teams video calls and I can make alternative arrangements.

I look forward to hearing from you,

Best regards,

Brendan

Brendan O'Connor
Associate Director
CBRE | UK, Compulsory Purchase
Henrietta House, Henrietta Place | London, W1G 0NB
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brendan.oconnor@cbre.com | www.cbre.co.uk

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G Appendix G - April 2024 Confirmation of R Sadler Instruction

From: [Rob Sadler](#)
To: Irina.Ferreira@cambridgeshire.gov.uk
Cc: [Church, Henry @ London HH](#); [Crome-Lea Business Park](#)
Subject: RE: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey
Date: 25 April 2024 20:14:58
Attachments: [image001.png](#)
[image002.png](#)

External

Dear Irina,

I have been instructed by the landowners to represent as land agent in respect of the proposed busway. I met with your client's land agent Henry Church a couple of weeks ago.

Can you please ensure all requests for access are requested through Henry and his team please.

Henry, I shall be in touch tomorrow for a catch up on recent matters and to agree a fee structure to keep things moving along.

Regards

Rob Sadler

Rob Sadler BSc MRICS

Matthews & Sadler Estates Ltd

+44 (0) 7968 550 458

From: Crome-Lea Business Park <office@crome-lea.co.uk>

Sent: Thursday, April 25, 2024 7:53 PM

To: Rob Sadler <rsadler@mandsestates.com>

Subject: Fwd: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

Sent from my iPhone

Begin forwarded message:

From: Irina Ferreira <Irina.Ferreira@cambridgeshire.gov.uk>

Date: 25 April 2024 at 14:27:29 BST

To: stuart.sadler1@btinternet.com, office@crome-lea.co.uk

Cc: C2C <C2C@greatercambridge.org.uk>

Subject: FW: Cambourne to Cambridge - Verification survey access request (Parcel 27) - Non intrusive survey

Dear Mr. Sadler,

In support of the Cambourne to Cambridge EIA, our surveyors are requesting access to parcel 27 to undertake a non-intrusive walkover survey along the Cambridge to Cambourne Scheme in order to complete a habitat validation exercise. Two Ecologists will attend each location to investigate whether there has been a change in condition since the last surveys, which were undertaken during 2019 – 2022. Features of particular interest may include changes in ditches and ponds that were previously dry, or grassland that was previously mown short which is now long and tussocky. This will help to assess whether there could have been potential changes in protected species distribution since the previous surveys were completed.

I have attached RAMS for your assistance.

Location of the parcel 27 below /CB222862



Survey date: 08/05/24

Please let me know if there are any issues by 1st May and thank you for your cooperation.

Kind regards,

Irina Ferreira

Assistant project manager | [Greater Cambridge Partnership](#)

Irina.ferreira@cambridgeshire.gov.uk



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H Appendix H - June 2024 detailed engagement on issues

Hemmings, Tom

From: Gullett, Will @ London <Will.Gullett@cbre.com>
Sent: 11 June 2024 11:55
To: 'Rob Sadler'
Cc: Church, Henry @ London HH
Subject: RE: C2C Sadler. Without Prejudice
Attachments: 70086660-WSP-HGN-XX-DR-HW-002000-002017 P05 13.pdf; 70086660-WSP-HGN-XX-DR-HW-002000-002017 P05 12.pdf

Dear Rob,

Thank you for your email to Henry below.

I have now provided further responses to your questions raised in your email of 14/05/24 in bold below.

I look forward to hearing from you.

Kind regards

Will

Will Gullett MRICS FAAV

Senior Surveyor

CBRE | Valuation & Advisory Services

Henrietta House | Henrietta Place | London W1G 0NB

M +44 (0)7881 006123

will.gullett@cbre.com | [LinkedIn](#)

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From: Rob Sadler
Sent: Wednesday, May 29, 2024 10:24 AM
To: Church, Henry @ London HH
Subject: RE: C2C Sadler. Without Prejudice

External

Henry,

The family has never had any intention of relocating the ashes and building a busway over or anywhere near the ashes has always been unacceptable but I am not sure the GCP has ever been prepared to listen.

I am concerned that throughout the process (over the past 10 years or so) there may have been a failure on your client's part to properly handle and appreciate the delicate matter of the ashes and consequences as part of the proposed route. I am giving your client the benefit of the doubt to come to the table and provide all the meeting notes to demonstrate this is not the case as well as answer all other points particularly about the 'on road' alternative route.

I'd be happy to take a call from you anytime and answer and questions you have or discuss the background. If I don't get the full answers, I will escalate this matter with the head of planning for the city/district as well as senior members of the planning committee who I am known too.

I'm happy to talk

Regards
Rob

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Wednesday, May 29, 2024 9:04 AM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: C2C@wsp.com; Gullett, Will @ London <Will.Gullett@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: C2C Sadler. Without Prejudice

Rob

We will answer in due course

When it comes to the huma remains are you suggesting that the route needs to be adjusted (and if so, in which direction)? Or moved altogether?

Henry Church

Senior Director

CBRE | Valuation & Advisory Services | Compulsory Purchase
T 020 7182 2194 | M 07852 205 114

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Tuesday, May 28, 2024 5:35 PM
To: Church, Henry @ London HH <Henry.Church@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>
Cc: C2C@wsp.com
Subject: RE: C2C Sadler. Without Prejudice

External

Dear Henry and Will,

Thank you for acknowledging my email of yesterday and in turn my email dated 14th May. To answer the question you have posed, 'what is it you are seeking here...?'

I am seeking a full and proper answer to my email dated 14th May together with the information I have asked for. I have requested this information in a calm, professional and polite manner.

Regards
Rob Sadler

From: Church, Henry @ London HH <Henry.Church@cbre.com>
Sent: Tuesday, May 28, 2024 5:10 PM
To: Rob Sadler <rsadler@mandsestates.com>
Cc: Gullett, Will @ London <Will.Gullett@cbre.com>; UK - Cambourne to Cambridge <C2C@wsp.com>; Church,

Henry @ London HH <Henry.Church@cbre.com>
Subject: RE: C2C Sadler. Without Prejudice

Rob

I am taking instructions

Noting your support for development what is it that you are seeking here – the busway moved nearer your house or nearer your parent's house? Or maybe not built here at all?

Henry Church

Senior Director
CBRE | Valuation & Advisory Services | Compulsory Purchase
T 020 7182 2194 | M 07852 205 114

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Tuesday, May 28, 2024 4:56 PM
To: Church, Henry @ London HH <Henry.Church@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>
Subject: RE: C2C Sadler. Without Prejudice

External

Dear Henry,

Further to my email a couple of weeks ago, the Church has written to my client and I set out the Church's response.

*The Exhumation of any human remains requires a license from the Ministry of Justice. Exhumation means the removal from the ground of the remains of a human being, either the form of a body or **cremated remains**. The applicant will require written agreement from close relatives and a license will not be issued where the landowner or grave owner have not given permission.*

The views and opinions of the Church will also carry significant weight. Please can you let me know when you will be able to respond/acknowledge my email below dated 14th May – hopefully within the next 7 days.

I look forward to hearing from you.

Regards
Rob Sadler

Rob Sadler
+44 (0) 7968 550 458

From: Rob Sadler
Sent: Tuesday, May 14, 2024 4:01 PM
To: Church, Henry @ London HH <Henry.Church@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>
Subject: FW: C2C Sadler. without prejudice

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 – as you are aware, Mrs Sadler has been in hospital with pneumonia.

I hope I have covered all the points below:

My fees

Thank you for confirming my fees at £200 plus VAT. I will not agree to a cap but will notify you when I reach £3,000 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. **Please do keep us updated with your reasonable time incurred up to £3,000.**

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 scheme is being designed by WSP who are a well-established design consulting company that are suitably qualified to design, construct and ensure this scheme is appropriate for both users and adjacent landowners interacting with it.**

Whilst you are free to take whatever advice you consider appropriate; I do not presently foresee circumstances where I would recommend to the project that they reimburse your clients costs in checking my client's proposal. In respect of visibility splays, the route is designed to be as straight as possible, so no assessment has been undertaken for visibility. Correct, there will also be a maintenance track / multi-user path which runs parallel to the busway allowing travel in both directions.

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. **The crossing points will be circa 20ft wide and engineered to cater for the modern agricultural machinery including combines and tracked machines, noting headers / sprayers / cultivators will need to be folded / put into transport mode for crossing the busway. Please clarify your point about disability access and the reference to a sit on lawn mower?**

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. **As mentioned above, the project is being designed to meet required standards so I do not presently foresee a situation where I would recommend that the project meet a secondary opinion on safety and disability audits.**

Clients' fees

I've always worked on the basis that approximately 1/3 of my hourly rate is a fair and reasonable sum for the client's hourly rate. £30.00 per hour is extremely low. Perhaps you would reconsider this please or let me know who else has agreed to this amount? **£30-50hr is standard industry practice for claimant time and is paid by promoters on schemes up and down the country. CBRE act on both sides of (the acquisition) 'coin' and this is reasonable. If the claimant's loss is greater than this, then subject to proof a higher sum will be paid.**

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. **I will be in touch in due course via separate email thread about intrusive surveys, the licence fee will be calculated based on the number of intrusions etc.**

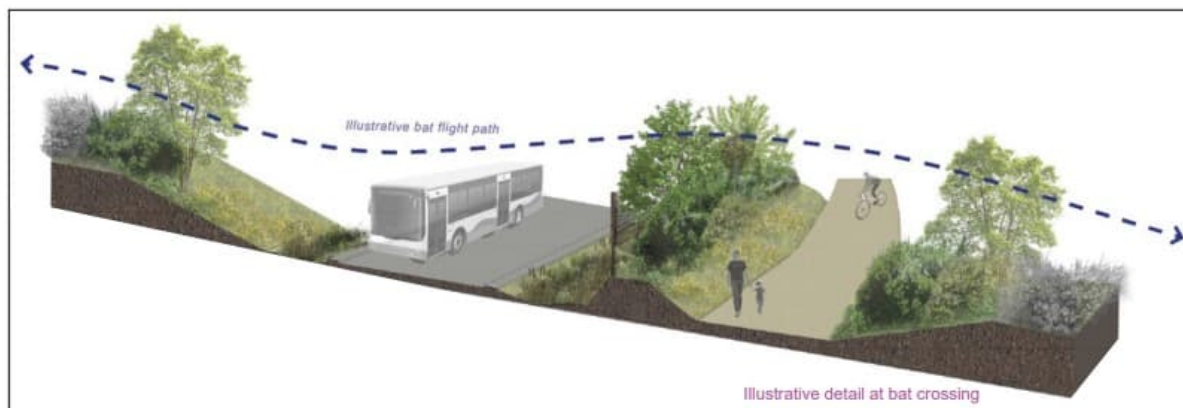
Minutes from meeting

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.

Please see the attached plans which confirm the proposed locations for the crossing points in purple. Following further discussion with the scheme's designers, I understand the crossing points have to be at 90 degrees to the busway so they cannot follow the existing angled hedge lines. For ecological reasons, a crossing point is also not possible close to the existing hedge lines as bat 'hop overs' are required. These 'hop overs' involve additional planting on the hedge line which will push the bats flight path higher, so they do not collide with buses. The drawing below illustrates this:



Drainage

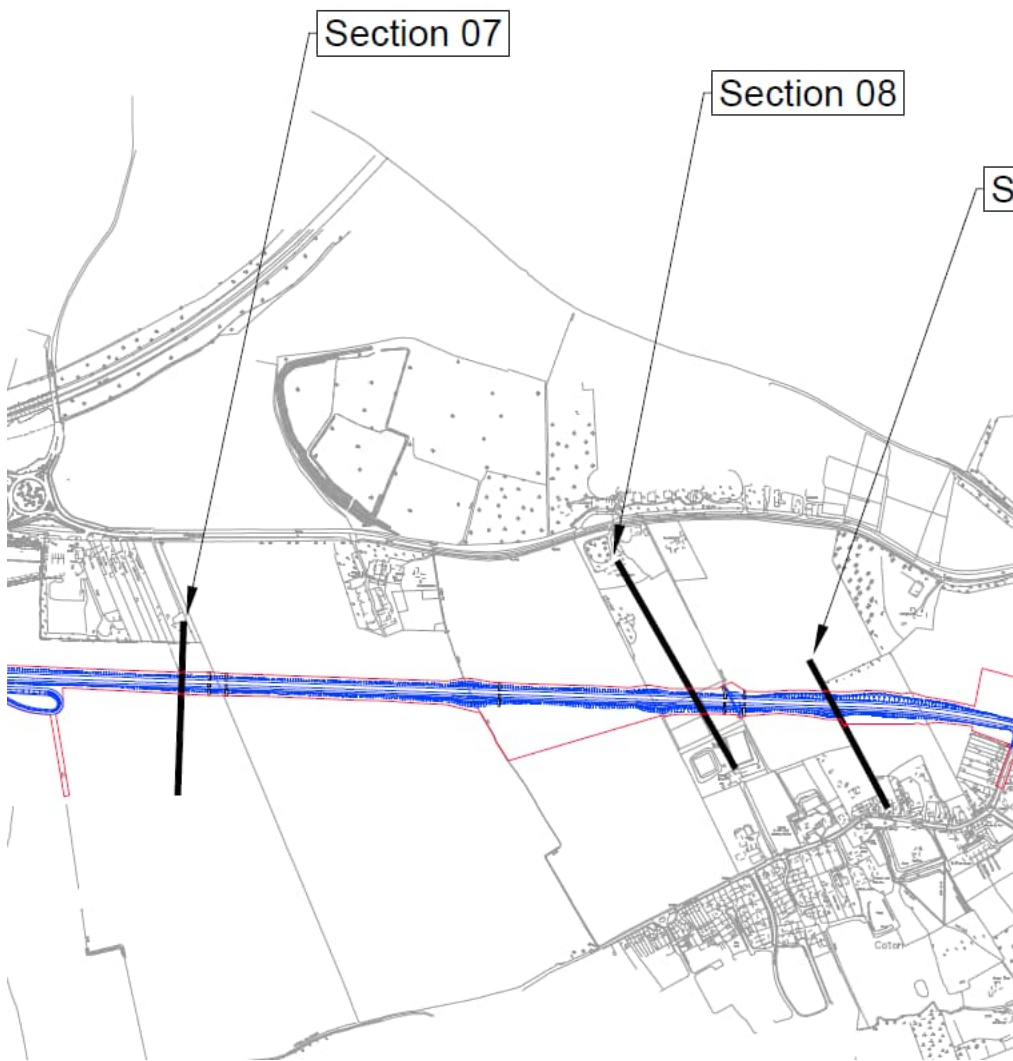
At present we cannot locate the drainage plans and we will continue to look for these. However, we would be happy to walk the land with you to point out the drains. A new comprehensive drainage scheme will need to be designed and approved by the landowners including St John's College and Wallis as their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

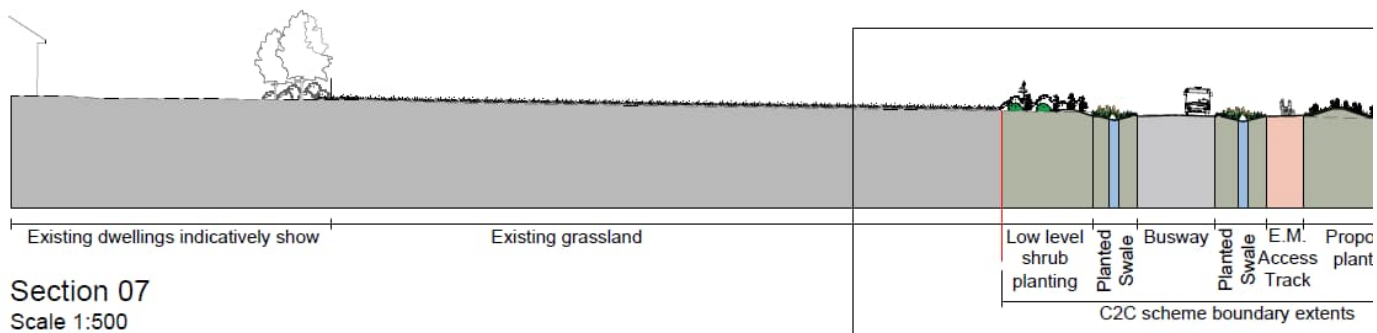
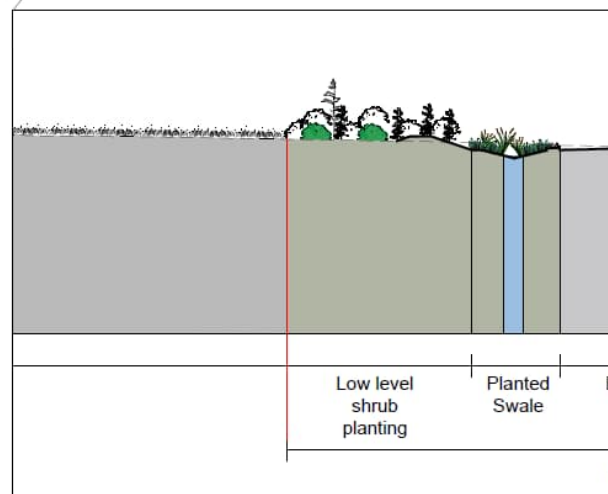
The project recognises the importance of the integrity of land drainage and will want to work with you to identify where drains run. The project will install swales and culverts, these can be seen on the deemed planning drawings attached. A revised field drainage solution that ties into existing drainage will need to be agreed prior to works commencing and this will involve speaking with all parties involved including St John's College and Wallis so thank you for flagging that their drains join to your clients.

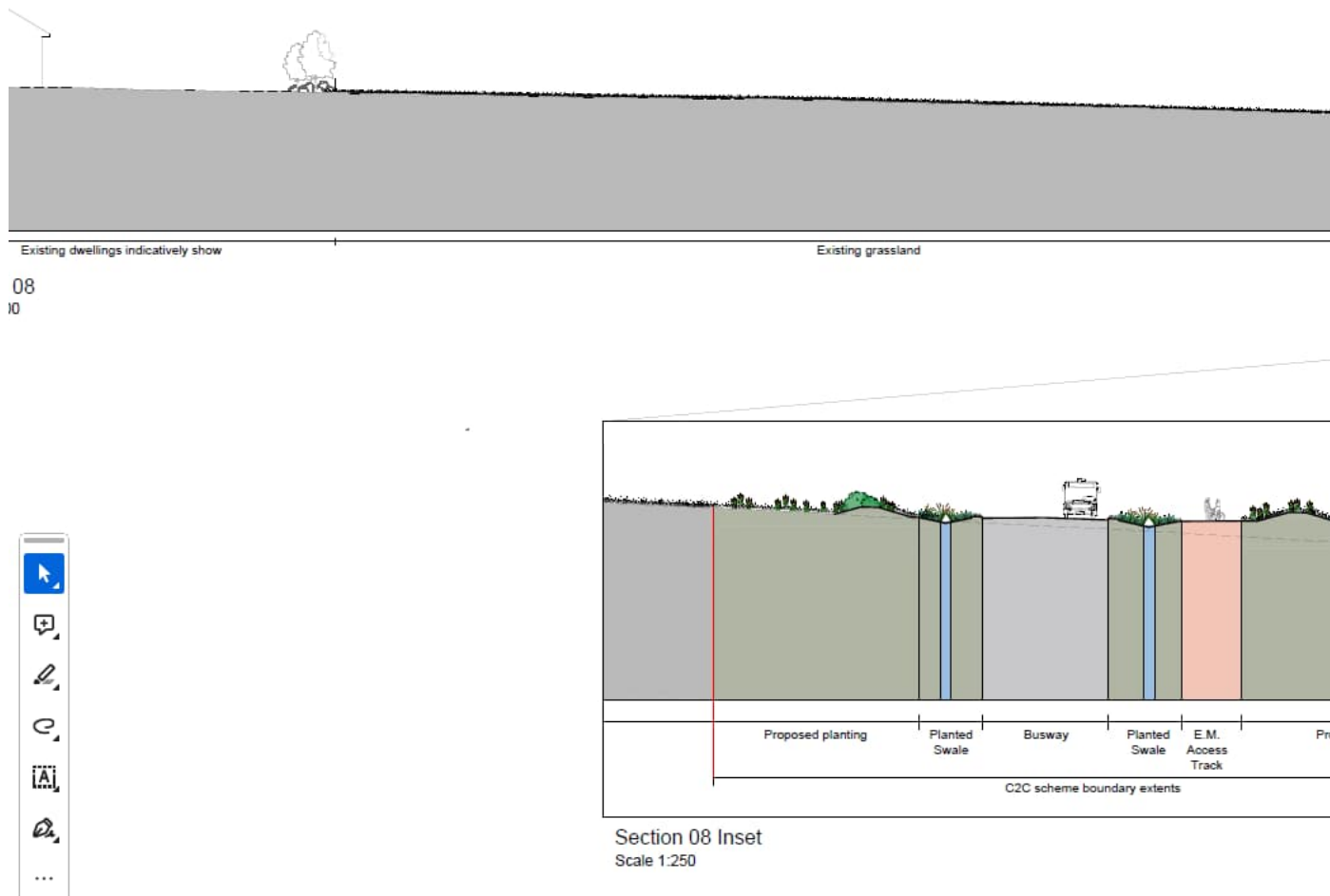
We reserve the right to appoint a drainage consultant to ensure the specification is acceptable and no less effective than the current drainage arrangements. It would also be helpful to understand from your client where the water from the busway will drain as the current systems (running through Coton) 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. **The busway will have its own specific drainage channels / ditch to take the surface water generated from the new tarmac surface. The scheme will also rectify / adapt any existing field drainage which is disrupted.**

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. **Below are some visuals showing the proposed profile of the busway going through sections 7 and 8 to which you are concerned. The above schematic of the bat hop over highlights typical hedgerow treatments. Viewpoint pictures are not required, but thank you.**







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? **The project recognises the inconvenience, distress and harm caused by trespass. Bollards, signage and ANPR will be in place along the busway along with ditches and fencing where necessary to prevent egress onto the busway or farmland from either direction.**

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.

May I remind you that Mr and Mrs Sadler are elderly and in poor health. Mr and Mrs Sadler are in touch with the Church who are in full support of leaving the ashes where they are. The landowner respectfully 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.

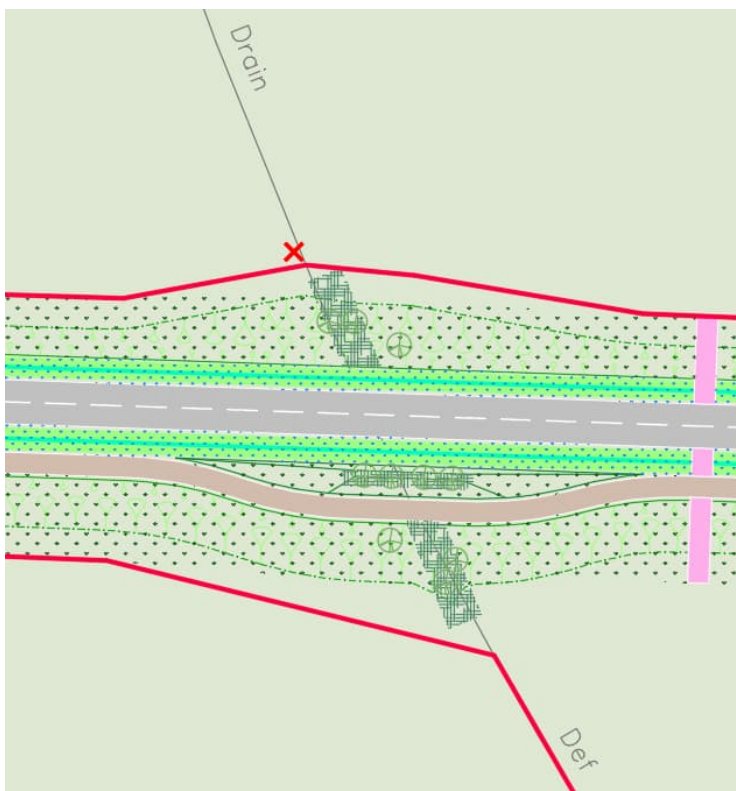
The press has been in touch to investigate the story, but my client does not want further adverse publicity that could lead to further stress and until now has refused to talk to the media regarding the C2C busway.

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.

The project appreciates the sensitivities surrounding this matter and endeavours to handle this reasonable concern with the upmost respect.

The project has reviewed the location of the ashes and has identified that they are in the approx. location of the red X below on the plan. Suggested next steps include marking out the proposed location of the busway on site.

With reference to the plan below, the red X is just outside the proposed scheme boundary. You will note that the scheme has additional planting / screening in this location due to the bat 'hop over'. The new emergency access track / path is also to the south of the ashes.



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 note you consider that the project has not fully engaged and held discussions with landowners adjacent to the A1303 to date. I do however feel there is little more to say on this and I can only point you to the information provided in my email of 26/04/24. The independent audit [Cambourne to Cambridge: scheme reviews \(greatercambridge.org.uk\)](https://greatercambridge.org.uk) confirms the stance taken by GCP and summarises the on road / off road optioneering process that took place. It also covers matters relating to the assessment of environmental and physical constraints that you are enquiring about. Lastly, the project cannot provide you with the landownership plan you are requesting.**

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.
John Sadler and granddaughter Holly pictured.**

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I Appendix I - November 2024 Correspondence re HoT's

Hemmings, Tom

From: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>
Sent: 27 November 2024 11:06
To: Rob Sadler
Cc: Franklin, James @ London HH; Church, Henry @ London HH; Gullett, Will @ London; Jo M Baker; UK - Cambourne to Cambridge; C2C@greatercambridge.org.uk; O'Connor, Brendan @ London HH
Subject: RE: CtoC Busway - RW Sadler subject to contract
Attachments: File Note - Site Meeting 9th April 2024 And follow on issues raised.docx; File Note - Site Meeting 26 July 2024.docx; CtoC Busway - Mr & Mrs Sadler; land acquisition & design plans.

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Rob,

Thank you for your email and issues raised, I have responded to your points below. I agree a meeting would be good to discuss terms and I set out availability below.

Date / Time / Day	Format
Tuesday, 3rd December 2024 at 09:30	Teams
Tuesday, 3rd December 2024 at 13:00	Teams
Monday, 9th December 2024 anytime before 15:00	Teams
Wednesday, 4th December 2024 at 15:00	In person
Tuesday, 10th December 2024 at 09:30	Teams
Tuesday, 10th December 2024 at 12:00	Teams
Wednesday, 11th December 2024 after 14:00	Teams

It would be good to receive your thoughts / comments on the heads ahead of meeting so we might form an agenda.

Attached are file notes / minutes from the two site meetings earlier this year. I have sought to incorporate issues raised into the HoT's where possible so we can use that as a record going forward. Please mark up the minutes if you feel appropriate and we can review and identify any matters in need of attention for our next meeting.

I look forward to hearing from you,

Best regards

Brendan

Heads of Terms

I confirm the Heads are drafted assuming agreed terms. Naturally, with terms progressed with a number of other parties, solicitors have inputted on them and they benefit from experience and issues raised by other landowners. You requested for terms in line with what other landowners have been offered and so I took some time to amalgamate experience from other heads.

I am unsure what is implied around 'without legal advice and input' but we do expect you will seek legal advice and input on the heads at the appropriate time when terms are suitably progressed between agents. GCP's solicitor will discuss and agree fees with your solicitor once appointed and the matter placed into solicitors hands to document. Please let me know if I have misinterpreted here.

Long Leasehold

I wanted to make you are aware, the leasehold grant position arose from a request from the University and Colleges and reflects their complex governance arrangements. We would not ordinarily offer up a long lease to private landowners, but you have mentioned you are keen to have a long lease (125 year term) also. To be clear, the lease has been treated as a virtual freehold, so a price is paid for the lease and the term is on a peppercorn rent with exclusive possession and effective permanence. We would be happy to discuss further.

S&IA

S&IA is provided for in the heads, under the Compensation heading. Repeated here for ease of reference:

*“For avoidance of doubt Compensation is to include all heads of claim permissible under the compensation code and is to include; Value of Land, **Severance & Injurious Affection**, Disturbance, Statutory Loss Payments, professional fees and Statutory Interest as applicable to the facts of the acquisition. Set off and enhancement of value of land retained by JWS will also be taken into consideration.”*

Plans & Access crossings

I spent some time running through the correspondence, the plan markups you provided and discussed with Will Gullet who you met on site. I was fairly confident I had captured the issues as set out on the plan and HoT's supplied on 31 October; apologies if this hasn't hit the mark; GCP want to grant rights and have a design that works as well as possible for all the parties whilst providing for the busway operational requirements. There is ample time for this to be discussed and progressed and detail added to the heads.

Can I suggest we make progress by marking up the plan provided where something is missing and / or adding comments or track change amends to the heads to address / raise outstanding access or accommodation matters?

Timing of issuance of HoT's

There is no intention or advantage to GCP in issuing heads as late as possible as a tactic to dictate terms. We are seeking agreements and have progressed these in line with the progress of discussions with individual landowners. Whilst submission of the order is a milestone in the TWAO process it has little significance in the process of agreeing terms. The milestone of relevance is the Public Inquiry; a reasonable not-before-than date being Q2 2025. Accordingly, there is ample time to progress terms. It is in our interest to progress these as soon as possible where landowners wish to reach an agreement.

So far as explanation for timing of issuing the Heads of Terms;

1. There was a period of time in which our engagement focus was with JWS's previously instructed agent (Bidwells). As set out in the attached email, it was more recently understood that the agent had left the firm and there was a regrettable instance of there being a delay in becoming aware of this until Mrs Sadler raised a request to see plans with GCP. A meeting was promptly arranged after this email. For this reason it is fair to say that terms are less progressed with JWS than some other landowners but in advance of progress with others.
2. With your more recent involvement there has been a number of detailed issues raised in correspondence and meetings. With each round of correspondence a HoT's redraft was required so as to address and capture points raised. It is probably fair to say this is the third draft of heads.

Brendan O'Connor

Associate Director

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brendan.oconnor@cbre.com | www.cbre.co.uk

From: Rob Sadler <rsadler@mandsestates.com>
Sent: Thursday, November 7, 2024 1:16 PM
To: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>
Subject: RE: CtoC Busway - RW Sadler subject to contract

External

Dear Brendan,

Thank you for your email and attachments received 31st October.

By return, please provide the (draft) minutes from the meeting in April 2024 incorporating my comments for sign off and draft minutes from the meeting held at Crome Lea Farm 26th July for comment and sign off.

Thank you for setting out the helpful table below and I agree with you, the heads of terms that you have provided are indeed detailed given this is the first pass of negotiations, and I'll assume these terms have been prepared in line with your second column reflecting acquisition by TWOA. Please could you confirm the heads of terms provided, have been drawn up without any legal advice and input?

I can confirm we will proceed based on a long leasehold disposal, similar to what you have already agreed with other landowners along the route, as well as principle terms for S&IA, again already agreed with other landowners.

As for the plans, these will need further explanation and discussion with yourselves and the GCP. Detailed use of the access crossings has been provided several times and we will want to ensure the Busway Access Protocols accommodate all the needs of the landowners in advance before compensation provisions can be agreed.

Please could you explain why it has taken three months to provide the drawings, and why the GCP/CBRE initiated negotiations and provided first draft of the heads of terms, on the last day of the month that the GCP confirmed the TWAO would be made? You will understand the point I am trying to make here, if the orders were made in October, as stated by the GCP, then there was no time to agree terms.

I would be pleased to meet with you to discuss the terms further, and to that end please provide some suitable dates for a face to face meeting. In the meantime I look forward to receiving responses to the points above and accurate minutes of the previous meetings.

Regards
Rob Sadler

From: O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>
Sent: 31 October 2024 08:42
To: Rob Sadler <rsadler@mandsestates.com>
Cc: Franklin, James @ London HH <James.Franklin@cbre.com>; Church, Henry @ London HH <Henry.Church@cbre.com>; Gullett, Will @ London <Will.Gullett@cbre.com>; Jo M Baker <JoM.Baker@cambridgeshire.gov.uk>; c2c@wsp.com; C2C <C2C@greatercambridge.org.uk>; O'Connor, Brendan @ London HH <Brendan.OConnor@cbre.com>
Subject: CtoC Busway - RW Sadler

Dear Rob,

Further to recent discussions, please find attached Heads of Terms for an Option Agreement to acquire John and Wendy Sadler ("JWS") landholdings required for the CtoC project.

I have sought to address land and property matters as raised by you in meetings with GCP and CBRE, including subsequent correspondence and minutes. Please do raise anything that might have been missed however so that we can identify the issues, discuss and update the heads as appropriate.

Summary of Structure

The heads take the form of an Option Agreement to transfer land by agreement conditional upon confirmation of the CtoC Transport and Works Act Order ("TWAQ") and the project proceeding. Upon trigger of the option CCC will make an interim or full and final payment of compensation (if at that point it is agreed).

Heads of Terms Content

The heads are fairly detailed. This is reflective of our intent to combine;

- 1) The statutory rights and framework which JWS would be entitled to under an acquisition under TWAQ, And
- 2) Further beneficial and flexible contractual terms not ordinarily provided for under the TWAQ acquisition process.

I set out below some examples of flexibility and benefits an Agreement vs TWAQ acquisition can offer:

Item	Acquisition by Agreement (HoTs)	Acquisition by TWAQ
Land Acquisition areas	Flexible, can be fine tuned to evolving design adjustments and exact land requirements	Rigid, generally fixed to TWAQ Acquisition plans.
Agreement of Compensation	Negotiations in advance. Can agree some elements up front with others negotiated as losses crystallise and capable of valuation. Prompt interim payments made upon and following occupation	Compensation assessed retrospectively post-acquisition and post-loss. 90-day payment timescales.
Commitments	Detailed and specific commitments can be included in the legal agreement for matters such as engagement, contractor conduct, future engagement commitment, design adjustments. Clear dispute mechanism can be established. Costs can be borne by CCC by agreement	Typically less flexible, less capable of detail. Commitments can be obtained through the objection process but the associated professional costs are generally unrecoverable.
Accommodation works	Subject to discussion and agreement with you. Can agree items such as fencing types, landscaping, crossing point location etc Can address detail items closer to date of works.	As set out General Arrangement drawings,
Dispute Mechanism	RICS ADR & Lands tribunal	Lands Tribunal
Costs	Flexible, can agree undertakings, payments at certain stages / milestone/ times / amounts	Post acquisition costs payable via compensation claim and 90 day advance payment process
JWS Tenanted Land from St Johns	Orderly amendment of AHA boundaries and reconciliation of rent and losses in conjunction with CCC and St Johns	Rigid and less nuanced, Acquisition of part of interest under notice and losses form part of compensation claim.

Response to Specific Land and Property requests

In your email to Jo Baker, it was stated as follows:

I would be happy to discuss draft Heads of Terms from CBRE, on the basis of a long lease and rights to cross that have been offered to other landowners along the route. The terms should also reflect the loss in value of the residential properties, commercial business park and severance of the farming operations, again in-line with

what has been offered to neighbouring landowners. I do understand that it is not appropriate for you to discuss negotiations with other landowners. However, you will understand and appreciate landowners do talk to each and will continue to do so.

I set out below some commentary to address these points and provide additional clarity in terms of the HoT's proposal. These are set out as a starting point for discussion.

1. Long Leasehold

The heads propose a freehold acquisition in line with first discussions we have had with other landholders. As you point out, terms are proceeding with some landowners on the basis of a long leasehold (premium payment, peppercorn rent) however the starting point in all cases has been a Freehold acquisition in line with what is sought under the TWAO. Where long lease discussions are proceeding, then this is because of the particular circumstances of a landowners situation. The leasehold approach is not without challenges. We are open to discussions with you, but it is important these evolve from the starting point of a freehold acquisition.

2. **Severance & Injurious Affection**

The heads provide for a contractual ability to claim S&IA. It is our experience that S&IA is most commonly assessed closer to the point of, or after, acquisition. This means that more immediate focus is upon mitigation and seeking ways in which risk of S&IA can be addressed through accommodation works, design adjustments, landscaping etc. As the project moves towards detailed design there will be opportunities to develop more detail around mitigation works; we can include commitments to do so in the agreement.

3. Crossing Points

The heads provide for crossing points across the busway and are detailed on the enclosed plan . This proposal is in line with what has been offered to other landowners.

Once you have digested, we would be pleased to arrange another meeting or call. Please feel free to mark up the heads with queries or comments.

I look forward to hearing from you,

Brendan

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Reasonable care has been taken to ensure that this communication (and any attachments or

J Appendix J – October 2024 Issue of Heads of Terms

From: [O'Connor, Brendan @ London HH](#)
To: [rsadler@mandsestates.com](#)
Cc: [Franklin, James @ London HH](#); [Church, Henry @ London HH](#); [Gullett, Will @ London](#); [Jo M Baker; c2c@wsp.com](#); [C2C](#); [O'Connor, Brendan @ London HH](#)
Subject: CtoC Busway - RW Sadler
Date: 31 October 2024 08:42:22
Attachments: [John and Wendy Sadler - HoT Plan.pdf](#)
[John and Wendy Sadler - Plot List.xlsx](#)
[what3words locations with Milestone Survey.pdf](#)
[241014 Sadler GA Plan.pdf](#)
[241030 CtoC Busway - JW Sadler Heads of Terms 1.0.docx](#)

Dear Rob,

Further to recent discussions, please find attached Heads of Terms for an Option Agreement to acquire John and Wendy Sadler ("JWS") landholdings required for the CtoC project.

I have sought to address land and property matters as raised by you in meetings with GCP and CBRE, including subsequent correspondence and minutes. Please do raise anything that might have been missed however so that we can identify the issues, discuss and update the heads as appropriate.

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Heads of Terms Content

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1. The statutory rights and framework which JWS would be entitled to under an acquisition under TWAo,
And
2. Further beneficial and flexible contractual terms not ordinarily provided for under the TWAo acquisition process.

I set out below some examples of flexibility and benefits an Agreement vs TWAo acquisition can offer:

Item	Acquisition by Agreement (HoTs)	Acquisition by TWAo
Land Acquisition areas	Flexible, can be fine tuned to evolving design adjustments and exact land requirements	Rigid, generally fixed to TWAo Acquisition plans.
Agreement of Compensation	Negotiations in advance. Can agree some elements up front with others negotiated as losses crystallise and capable of valuation. Prompt interim payments made upon and following occupation	Compensation assessed retrospectively post-acquisition and post-loss. 90-day payment timescales.
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	can be included in the legal agreement for matters such as engagement, contractor conduct, future engagement commitment, design adjustments. Clear dispute mechanism can be established. Costs can be borne by CCC by agreement	detail. Commitments can be obtained through the objection process but the associated professional costs are generally unrecoverable.
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Response to Specific Land and Property requests

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I set out below some commentary to address these points and provide additional clarity in terms of the HoT's proposal. These are set out as a starting point for discussion.

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The heads provide for a contractual ability to claim S&IA. It is our experience that S&IA is most commonly assessed closer to the point of, or after, acquisition. This means that more immediate focus is upon mitigation and seeking ways in which risk of S&IA can be addressed through accommodation works, design adjustments, landscaping etc. As the

project moves towards detailed design there will be opportunities to develop more detail around mitigation works; we can include commitments to do so in the agreement.

3. Crossing Points

The heads provide for crossing points across the busway and are detailed on the enclosed plan . This proposal is in line with what has been offered to other landowners.

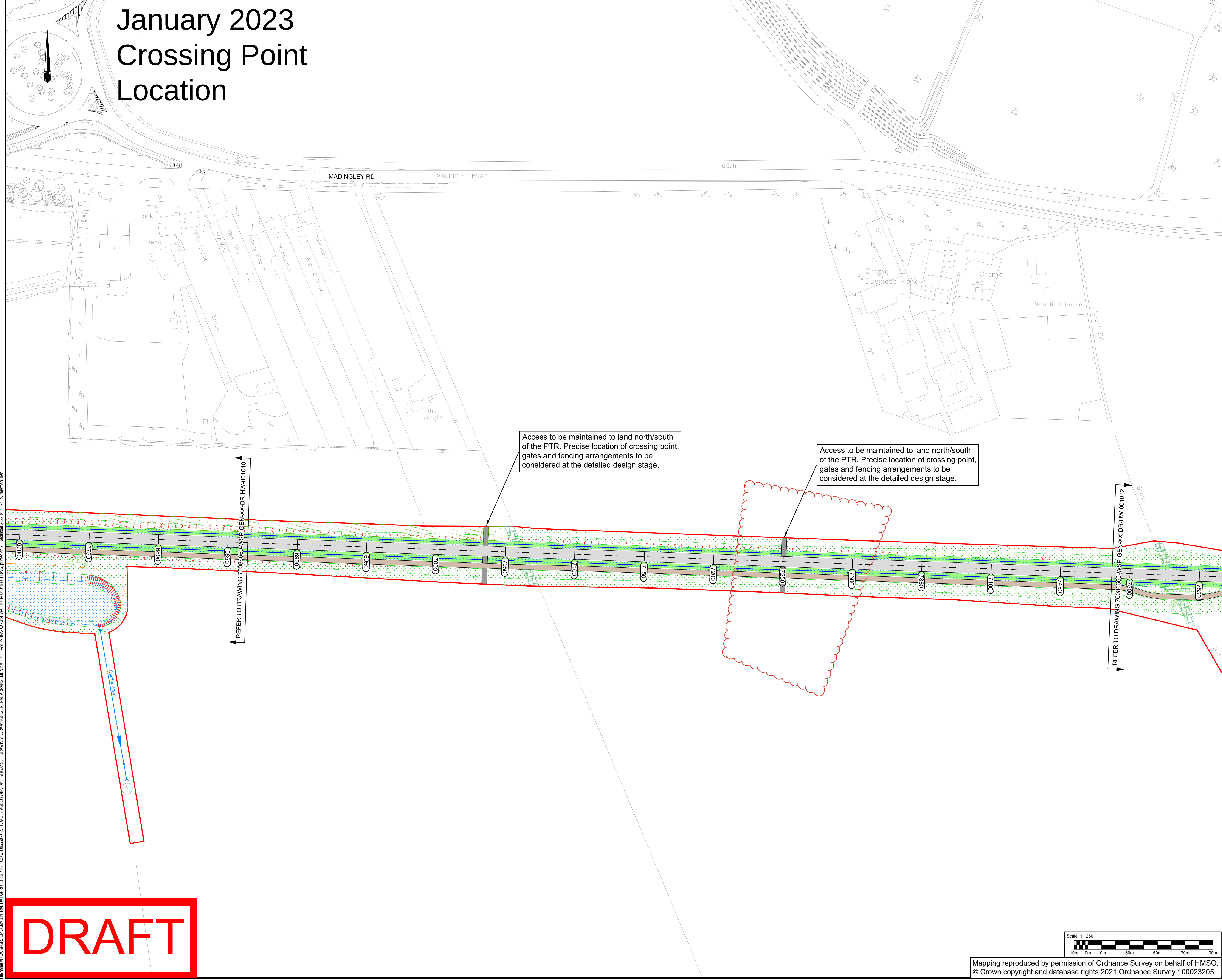
Once you have digested, we would be pleased to arrange another meeting or call. Please feel free to mark up the heads with queries or comments.

I look forward to hearing from you,

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K Appendix K - Crossing Points Design Evolution



January 2023 Crossing Point Location

DO NOT SCALE

- Notes:**
1. This drawing must be printed in colour.
 2. All design information shown is outline/indicative. The detailed design of these features will be subject to approval by the Local Planning Authority as part of the deemed planning conditions.
 3. The drawing shall only be used for the intended purpose it has been issued for which is for outline/illustrative design for a TWAO application.
 4. The 2D layout has been developed based on the OS Mastermap Topography Layer or Topographical surveys where available. The outline design may be subject to change during the subsequent design stages as more detailed topographical survey data becomes available.
 5. The 3D aspects of the design have been developed based on Topographical survey data where available. The Environment Agency LiDAR Composite DTM 2m (2020) licensed under the Open Government Licence v3.0 has been used to fill any gaps in the Topographical survey data. The outline design may be subject to change during the subsequent design stages as more detailed topographical survey data becomes available.
 6. Public transport stop locations and waiting areas are indicative and may be subject to change.
 7. The designs for street lighting, fencing, vehicle restraint systems and other features will be developed in the subsequent design stage.
 8. All linear dimensions shown on plan are in metres unless otherwise indicated, and measurements must not be scaled from the drawing.
 10. All existing private property accesses along the extents of the proposed scheme are to be maintained where possible. Designs for alternative suitable accesses's and accommodation works will be developed where necessary.
 11. The landscaping details shown are indicative. Refer to drawing numbers 70086660_WSP_XX_DR_LX_0001 to 0019 for further details

- Key:**
- Site Extents Boundary
 - Existing Highway
 - Proposed Public Transport Route (PTR)
 - Proposed Public Transport Stop
 - Proposed Emergency Maintenance & Access Track (Active Travel Path)
 - Proposed Earthworks Cutting (Slope varies 1 in 3 or 1 in 4)
 - Proposed Earthworks Embankment (Slope varies 1 in 3 or 1 in 4)
 - Proposed Drainage Swale
 - Proposed detention basin/retention ponds shown indicatively (sizes and shapes vary)
 - Proposed Retaining Feature
 - Proposed PTR Speed Restrictions (PTR 50mph unless otherwise shown)
 - Proposed Traffic Signals (Indicative)
 - Developer Designed Section of PTR and Active Travel Path

- SOFT LANDSCAPE** - Refer to landscape general arrangement drawings for further details
- Individual Trees - Locations Indicative to be finalised through detailed design stages
 - Grassland Feature
 - Shrub Planting
 - Hedgerows
 - Marginal/Aquatics and Emergent Planting
 - Native Woodland Planting

P01	22/12/2022	JS	FIRST ISSUE	BN	JW
REV	DATE	BY	DESCRIPTION	CHK	APP

DRAWING STATUS: S2 - FOR INFORMATION

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62-64 Hills Road, Cambridge, CB2 1LA, UK
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CLIENT: GREATER CAMBRIDGE PARTNERSHIP

ARCHITECT:

SITE/PROJECT: C2C TWAO STAGE

TITLE: GENERAL ARRANGEMENT
SHEET 11 OF 18

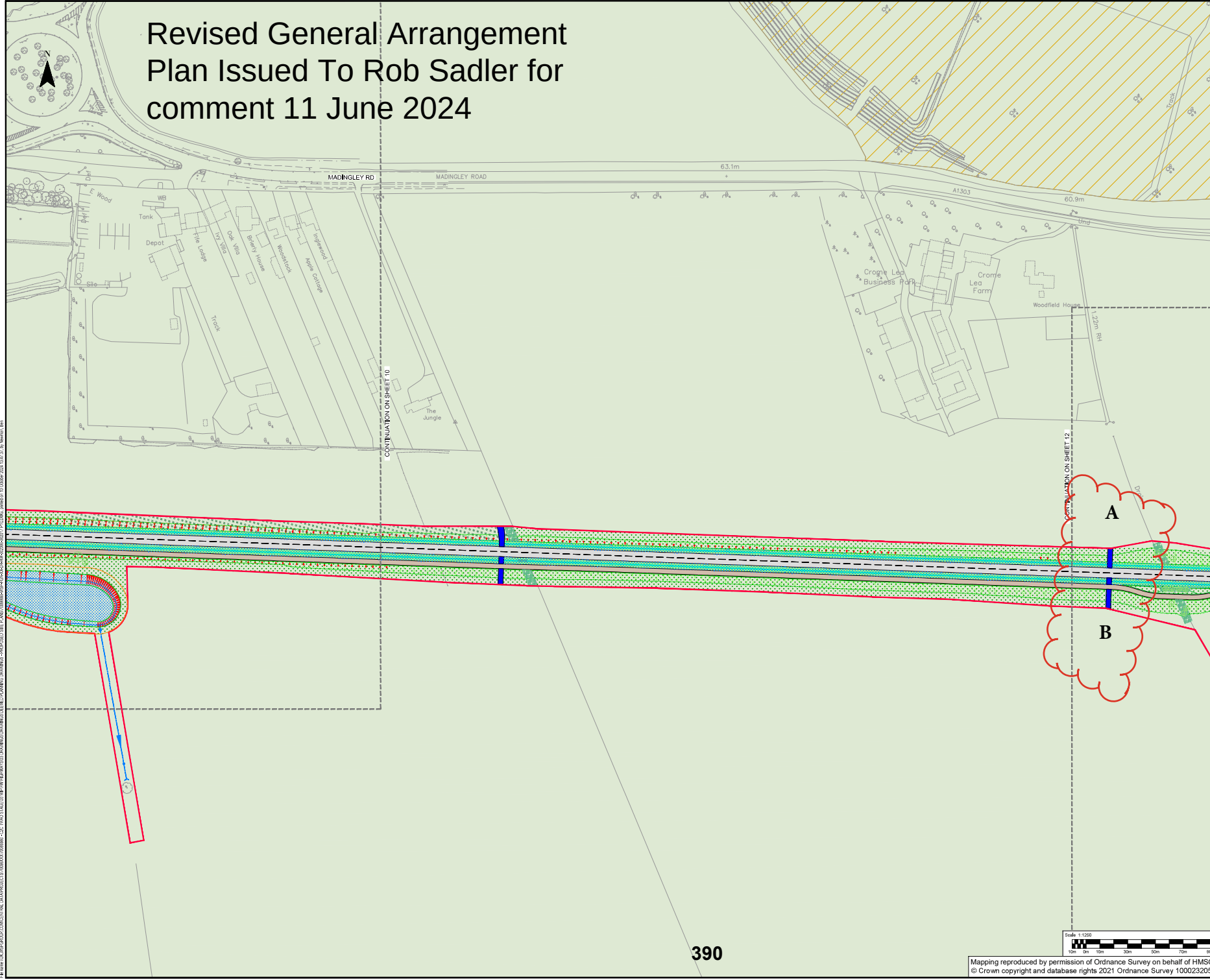
SCALE @ A1:	1:1250	CHECKED:	BN	APPROVED:	JW
PROJECT NO:	70086660	DESIGNED:	JS	DRAWN:	VR
				DATE:	December 22

DRAWING No:	70086660-WSP-HGN-XX-DR-HW-001011	REV:	P01
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Revised General Arrangement
Plan Issued To Rob Sadler for
comment 11 June 2024



CAMBOURNE TO CAMBRIDGE ORDER

- Notes:**
- This drawing must be printed in colour.
 - All design information shown is indicative. The detailed design of these features will be subject to approval by the Local Planning Authority as part of the deemed planning conditions.
 - The drawing shall only be used for the intended purpose it has been issued for which is for indicative design for a TMAO application and to describe the development that is the subject of the request for deemed planning permissions.
 - The 2D layout has been developed based on the OS Mastermap Topography Layer or Topographical surveys where available. The outline design may be subject to change during the subsequent design stages as more detailed topographical survey data becomes available.
 - The 3D aspects of the design have been developed based on Topographical survey data where available. The Environment Agency LIDAR Composite DTM 2m (2020) licensed under the Open Government Licence v3.0 has been used to fill any gaps in the Topographical survey data. The outline design may be subject to change during the subsequent design stages as more detailed topographical survey data becomes available.
 - Public transport stop locations and waiting areas are indicative and may be subject to change.
 - The designs for street lighting, fencing, vehicle restraint systems and other features will be developed in the subsequent design stage.
 - All linear dimensions shown on plan are in meters unless otherwise.
 - The landscaping details shown are indicative and subject to further approval under the proposed planning conditions.

Key:

- ChC Order Limits
- Alterations of Existing Highway
- Proposed Footway/Path & Footway/Path Improvements
- Proposed Parking Aides
- Proposed Parking Bays
- 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 - Brideway
- Diverted Public Right of Way - Footpath
- Diverted Public Right of Way - Brideway
- Existing Public Right of Way to be Stopped Up - Footpath
- Existing Public Right of Way to be Stopped Up - Brideway
- Landscaping design (Indicative)
- Individual Trees
- Hedgerows
- Native Woodland Planting
- Guided Busway
- Guided Busway Stop
- Proposed Tactile Paving
- Emergency & Maintenance Access Track
- Proposed Handstanding
- Proposed Maintenance Bay
- Accommodation Open Space
- Replacement Open Space
- Earthworks Embankment
- Bain/ventilation ponds
- Drainage & Kerb System
- Inspection Chambers
- Traffic Signals (Indicative)
- Designated Green Belt
- Registered Parks and Gardens
- Protected Open Space
- Stands of Special Scientific Interest

P10	15/10/2024	BN	FOR PLANNING	(1)	(1)
P09	26/08/2024	VR	FOR PLANNING	(1)	(1)
P08	09/08/2024	VR	FOR PLANNING	(1)	(1)
P07	15/07/2024	VR	FOR PLANNING	(1)	(1)
P06	17/05/2024	VR	FOR PLANNING	(1)	(1)
P05	12/04/2024	VR	FOR PLANNING	(1)	(1)
REV	DATE	BY	DESCRIPTION	CHK	APP

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CITY: GREATER CAMBRIDGE PARTNERSHIP

LOCAL: CAMBRIDGESHIRE COUNTY COUNCIL

SITE/PROJECT: CtoC

TITLE: DEEMED PLANNING DRAWINGS
PROPOSED SITE PLANS
(SHEET 11 OF 17)

SCALE @ A1: 1:1250

PROJECT NO:	DESIGNED:	CHECKED:	DATE:
70086660	JS	VR	October 24

DRAWING NO: 70086660-WSP-HGN-XX-DR-HW-002011

REV: P10

N



MADINGLEY RD MADINGLEY ROAD

MADINGLEY RD

Culvert required for existing ditch

Bat Mitigation
measure (Hop-over)

Notes:

- Key:

	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 Handstanding
	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
			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

P02	30/07/2025	BN	FOR INFORMATION			BN	BN
P01	12/06/2025	BN	FOR INFORMATION			BN	BN
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
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PROJECT NO: 70086660	DESIGNED: JS	DRAWN: VR	DATE: June 25
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DRAWING No:	REV:
70086660-WSP-HGN-XY-SK-HW-000002	P02

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