

From: [REDACTED]
Sent: 16 January 2025 11:29
To: TRANSPORTINFRASTRUCTURE
Cc: Isabella Boyden
Subject: Cambridge South East Transport - TWAO Application

The Secretary of State for Transport

[REDACTED]

Dear Sirs

Cambridge South East Transport TWAO - OBJECTION

I am instructed by St John's College, Cambridge to submit an objection on their behalf in relation to the above scheme for which a TWAO has been applied for. I am submitting this objection as the retained land agent acting on behalf of the College. Please address any future correspondence to John Wootton, [REDACTED]

The College object to the proposed scheme on the following grounds:

1. 1. Design: There is currently no detailed design available. St John's College have requested the provision of a new field entrance off Hinton Way, due to the existing access being compromised and in order to prevent future unauthorised access, a request has been made that this new entrance be secured with a pair of 3m galvanised field gates. We have been advised that it is not possible to confirm this detail at this stage due to the lack of a detailed design. This is unacceptable.
2. 2. Land drainage: The College have stated that a full drainage scheme needs to be provided to ensure that any artificial land drains, or natural gravity drainage, are unaffected by the proposed scheme, in order to avoid wet areas being created. In response the scheme promoter has provided a copy of the Cambridge County Council Surface Water Planning Guidance. This guidance document is simply a reference to a planning document setting out requirements in relation to drainage in planning applications. The College need to receive a written undertaking that a detailed land drainage assessment will be undertaken by a suitably qualified consultant, with a suitable remediation scheme being prepared to address any problems which would result from the scheme. The scheme developer must then be under an obligation to ensure that all of the measure identified by the remediation scheme are put in place in full.

St John's College recognise the need for transport projects such as this to be undertaken and support the principle of such schemes, but these must not be undertaken unless the interests of property owners are safeguarded as far as is possible. At present the land interests of St John's College are not being adequately protected due to the two points mentioned above. The Minister is therefore respectfully asked to refuse the TWAO application unless the scheme promoter can address these shortcomings in the meantime.

Yours faithfully

John Wootton FRICS FAAV

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