

From: [Matthew Wells](#)
To: transportinfrastructure@dft.gov.uk; [Joanna Vincent](#); [Brenda Taplin](#)
Subject: Cambourne to Cambridge scheme - National Highways note
Date: 12 November 2025 20:23:54

Dear Sirs

I hope this email finds you well.

I write in connection with the ongoing Cambourne to Cambridge scheme which I understand is going through examination for the TWAO.

I wanted to provide a short note to reflect the position of National Highways in relation to the ongoing lands discussions, given my position in the Property Team here.

CBRE have provided the below and I want to confirm that it is a reasonable reflection of where we both agree that we are. There are some elements to be finalised, but I am hopeful that these are resolvable through continued discussion, as National Highways continues to be supportive of the planned scheme.

National Highways	Multiple plots (including 5-056, 1-010, 10-115, 1-012, 1-016, 14-152, and others)	Unrestricted powers to acquire land; temporary use of land; acquisition of permanent rights	Offer Made – Engaged and Negotiating	Terms Agreed– In Legal Hands (see below specific schedule for further information)	Matter has progressed to Solicitors to document agreement. M11 Overbridge agreement is now complete (please see letter ref: CD29-84)
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More detail on NH agreement status:

Categorisation	Plots	Land Area (Acres)	Agreement Position
Agreed - Included in M11 Bridge Agreement	14-149, 14-150, 14-151, 3-038	4.78	These plots form part of the M11 Bridge Agreement with National Highways. Required land & rights to be transferred / granted as part of that agreement
Agreed - Land to be Transferred / Rights Granted under Licence	1-005, 1-006, 1-007, 1-008, 1-009, 1-010, 10-115, 1-012, 1-013, 1-014, 1-016, 1-017, 1-023, 1-025, 1-026, 1-027, 1-029, 3-035, 3-037, 4-040, 4-041a, 4-041b, 4-042, 4-044, 4-045, 4-046, 4-053, 5-054, 5-055, 5-056, 5-059, 5-060, 5-063, 5-064, 5-065, 5-066, 5-067, 6-068, 6-069, 6-070, 6-071, 6-072, 6-074, 6-079, 6-080, 8-082, 9-099	17.30	These plots are included in the option agreement with National Highways. Required land & rights to be transferred / granted as part of that agreement
Agreed - Subject to Detail Design Review by Operational Team	2-031, 4-052	8.72	National Highways have confirmed these plots can be included in the option agreement for transfer, but the detail design will need to be reviewed in order that NH Operational requirements are satisfied.
Land No Longer Required for the Project	9-095, 9-096	0.34	Land that has been reviewed by the project team and has now been agreed not to be acquired
Unregistered Land (Understood to be in NH Ownership)	1-011, 14-152, 5-058, 9-085a, 9-085b, 9-085c, 9-092, 10-109	14.99	National Highways agree to transfer what rights they have in land where they can, but confirmed they do not believe they hold paper title to the land

If you have any questions with which I can help, please do not hesitate to ask.

Many thanks.

Kind Regards,

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