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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

APPENDICIES FOR PROOF OF EVIDENCE

of

Ralph Lewis

of WSP

On behalf of Cambridgeshire County Council

18/08/2025

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1. APPENDIX A – RELEVANT PLANNING HISTORY

Reference	Site	Description	Status
S/2903/14/OL	Land To The West Of Cambourne (Excluding Swansley Wood Farm)	Development of up to 2350 residential units including affordable housing retail use classes A1-A5 (up to 1.04 ha) offices/light industry use class B1 (up to 6.25ha) community and leisure facilities use class D1 and D2 (up to 0.92 ha) Two primary schools and one secondary school (up to 11 ha) use class D1 three vehicular access points including the extension and modification of Sheepfold Lane a four arm roundabout provided on A1198/Caxton Bypass and an access point off the A1198 south of the Caxton Gibbet to serve the proposed employment uses a network of segregated pedestrian and cycle routes sustainable drainage system and other infrastructure together with associated earth works parking open space including equipped play playing fields and landscaping.	Outline permission granted 29 December 2017 – all matters reserved for further approval
18/1993/FUL	Land Between 21 And 29 Barton Road (including 27 Barton Road And Croft Gardens).	Redevelopment for College accommodation (comprising 4 new buildings which would provide 60 graduate rooms and 12 x 2 bed and 12 x 1 bed family apartments) and refurbishment and extension of 27 Barton Road, together with associated cycle and car parking and external works following demolition of existing buildings (1-12 Croft Gardens, storage building and garages).	Granted Permission 14th October 2019.
21/02052/FUL	Land South Of Wilberforce Road Cambridge Cambridgeshire	Demolition of existing buildings/structures and the erection of college accommodation, new access and landscaping.	Granted Permission 1st March 2022.
19/1212/FUL	St Chads 48 Grange Road Cambridge Cambridgeshire CB3 9DH	Demolition of the existing octagonal building and erection of two new student accommodation buildings comprising 23 rooms. Replacement of existing gardeners accommodation with free-standing gardeners' building, replacement of cycle storage, new boundary and entrance treatment.	Granted Permission on Friday the 17th April 2020
19/1734/FUL	Clerk Maxwell Road Cambridge Cambridgeshire	Erection of 35 dwellings involving the re-positioning of existing access onto Clerk Maxwell Road, provision of new spine road, parking, cycle provision, landscaping and associated infrastructure.	Permission granted on the 30th October 2020
S/3329/16/OL	Land Between Stirling Way And The Broadway Land	Outline planning permission for a bus link between Sterling Way Upper Cambourne and the Broadway with all matters reserved	Outline permission granted 27th January 2023– all matters

Reference	Site	Description	Status
	Between Stirling Way And The Broadway		reserved for further approval
S/4594/18/RM	Land Between Stirling Way And Broadway Land For Bus Link Between Stirling Way And The Broadway Cambourne	Approval of matters reserved for access appearance landscaping layout and scale following Outline planning permission S/3329/16/OL for a bus link between Sterling Way and Broadway. The outline application was not EIA development	Pending
S/3440/18/OL	Bourn Airfield St Neots Road Bourn Cambridge CB23 2TQ	Outline planning permission for a new mixed use village comprising residential development of approximately 3500 dwellings mixed uses comprising employment retail hotel leisure residential institutions education community facilities open space including parks ecological areas and woodlands landscaping engineering for foul and sustainable urban drainage systems footpaths cycle ways public transport infrastructure highways including a principal eastern access from the roundabout on St Neots Road and western access with Broadway including first section of strategic public transport route associated infrastructure groundworks and demolition with all matters reserved except for the principal highway junctions from the St Neots Road roundabout and onto Broadway with some matters reserved except for access. This application is subject to an Environmental impact assessment.	Outline permission granted 30 July 2024
16/1134/OUT	West Cambridge Site Madingley Road Cambridge Cambridgeshire	Outline planning permission with all matters reserved is sought for up to 383,300m2 of development comprising up to 370,000m2 of academic floorspace (Class D1 space), commercial/research institute floorspace (Class B1b and sui generis research uses), of which not more than 170,000m2 will be commercial floorspace (Class B1b); up to 2,500m2 nursery floorspace (Class D1); up to 4,000 m2 of retail/food and drink floorspace (Classes A1-A5); up to 4,100m2 and not less than 3,000m2 for assembly and leisure floorspace (Class D2); up to 5,700m2 of sui generis uses, including Energy Centre and Data Centre; associated infrastructure including roads (including adaptations to highway junctions on Madingley Road), pedestrian, cycle and vehicle	Outline planning permission granted on the 21 June 2024

Reference	Site	Description	Status
		routes, parking, drainage, open spaces, landscaping and earthworks; and demolition of existing buildings and breaking up of hardstanding.	
11/1114/OUT	Land Between Huntingdon Road, Madingley Road And M11 North West Cambridge Cambridgeshire	Proposed development comprising up to 3,000 dwellings; Up to 2,000 student bedspaces; 100,000 sq.. employment floorspace, of which: up to 40,000 sq.. commercial floorspace (Class B1(b) and sui generis research uses) and at least 60,000 sq.. academic floorspace (Class D1); up to 5,300 sq.. gross retail floorspace (Use Classes A1 to A5) (of which the supermarket is 2,000 sq.. net floorspace); Senior Living, up to 6,500sq.m. (Class C2); Community Centre; Indoor Sports Provision; Police; Primary Health Care; Primary School; Nurseries (Class D1); Hotel (130 rooms); Energy Centre; and associated infrastructure including roads (including adaptations to Madingley Rd and Huntingdon Rd), pedestrian, cycle and vehicle routes, parking, drainage, open spaces and earthworks.	Granted Permission on the 22 February 2013
S/3064/16/OL	Land South 279 St Neots Road Hardwick CB23 7QN	Outline planning permission for a residential development of up to 155 dwellings following demolition of two existing dwellings with areas of landscaping and public open space and associated infrastructure works with all matters reserved except for access	Outline permission granted 14th August 2018 – all matters reserved for further approval
22/04215/FUL	Land East Of Highfields Road Highfields Caldecote Cambridgeshire	Construction of 66 dwellings together with associated infrastructure, open space and landscaping	Pending
S/2047/16/FL	Land R/O 18-28 Highfields Road 18 Highfields Road Highfields Caldecote CB23 7NX	Demolition of existing buildings and erection of residential development to provide up to 71 dwellings including 28 affordable dwellings with associated vehicle and pedestrian accesses and open space and a car park for school/community use.	Outline permission granted - 14 September 2017
S/1694/16/OL	Agricultural Field West Of Grace	Outline planning permission with all matters reserved except for access for the erection of up to 98 dwellings (use class C3) and associated works including access car and cycle parking open space and landscaping.	Outline permission granted 18 October 2017 – all matters

Reference	Site	Description	Status
	Crescent Hardwick CB23 7AH		reserved for further approval
07/0620/OUT	Land Between Long Road And Shelford Road (Clay Farm/Showground Site) Cambridge Cambridgeshire	Residential development of up to 2,300 new mixed-tenure dwellings and accompanying provision of community facilities; sports and recreation facilities and landscaped open spaces including 49 ha. of public open space in the green corridor, retail (A1), food and drink uses (A3, A4, A5), financial and professional services (A2), non-residential institutions (D1), a nursery (D1), alternative health treatments (D1); provision for education facilities; and all related infrastructure including: all roads and associated infrastructure, alternative locations for Cambridgeshire guided bus stops, alternative location for CGB Landscape Ecological Mitigation Area, attenuation ponds including alternative location for Addenbrookes' Access Road pond, cycleways, footways and crossings of Hobson's Brook.	Outline permission granted 11 August 2010 – all matters reserved for further approval
S/0054/08/O	Former Monsanto Site Land At West Of Hauxton Road Trumpington In The Parish Of Haslingfield Cambridgeshire	Demolition of Existing Buildings and Structures and Redevelopment for Approx 600 Dwellings. Land for a Primary School Recreation / Leisure Uses Including Change of Use from Agriculture to Public Open Space Community and other Local Facilities with Associated Parking Infrastructure and Earthworks.	Outline Permission granted - 9 October 2009
14/1792/FUL	Glebe Farm Phase 3 Addenbrooke's Road Trumpington Cambridge CB2 9NG	Residential development of 30 new mixed tenure dwellings with associated open space, landscaping, car parking and infrastructure.	Granted Permission on 8 February 2016
09/1140/FUL	Glebe Farm (Land East Of Hauxton Road, North Of The AAR And South Of Bishops Road)	Detailed application for 286 new mixed-tenure dwellings, associated landscaping, open spaces, vehicular access to the south from the Addenbrooke's Access Road, augmented landscape treatment to the north of the Addenbrooke's Access Road and all related infrastructure including connection to the Clay Farm infrastructure on highway land to the east adjoining Addenbrooke's Access Road	Granted Permission on 11 August 2010

Reference	Site	Description	Status
	Trumpington Cambridge		
06/0795/OUT	Land To The South Of Greenlands, South West Of The Bell School And West Of Babraham Road Cambridge Cambridgeshire CB2 2RA	Residential development not exceeding 347 dwellings (comprising houses and apartments, including affordable and key worker housing), 100 bed student living accommodation for the Bell Language School and public open space, with vehicular access from Babraham Road and associated roads, footpath/cycleways and drainage infrastructure.	Outline permission granted - 14 December 2010
S/0388/12/OL	Land South Of Longstanton Park And Ride And Adjacent To B1050 At Station Road Longstanton And Hatton's Road Longstanton	Outline planning application for phase 1 of Northstowe comprising up to 1500 dwellings a primary school a mixed-use local centre (including a community building and provision for non-residential institutions financial and professional services shops cafes and restaurants drinking establishments and hot food take-aways) leisure community residential institutions cultural health and employment provision (business general industry and storage & distribution) including a household recycling centre formal and informal recreational space and landscaped areas and infrastructure works including site re-profiling and associated drainage works foul and surface water pumping stations two flood attenuation ponds on land east of Hattons Road and associated works including the demolition of existing buildings and structures.	Outline permission granted 22 April 2014 – all matters reserved for further approval
S/2011/14/OL	Land To The East Of B1050 And Longstanton West Of The Cambridgeshire Guided Busway (CGB) And North Of Oakington	Development of Phase 2 of Northstowe with details of appearance landscaping layout scale and access reserved (save for the matters submitted in respect of the Southern Access Road (West)) comprising: .1) development of the main Phase 2 development area for up to 3500 dwellings two primary schools secondary school town centre including employment uses formal and informal recreational space and landscaped areas eastern sports hub remainder of the western sports hub (to complete the provision delivered at Phase 1) busway a primary road to link to the southern access construction haul route engineering and infrastructure works and.2) construction of a highway link (Southern Access Road (West)) between the proposed new town of	Outline permission granted - 9 January 2017

Reference	Site	Description	Status
		Northstowe and the B1050 improvements to the B1050 and associated landscaping and drainage.	
20/02171/OUT	Northstowe Phase 3A Rampton Road Longstanton Cambs	Outline planning application for the development of Northstowe Phase 3A for up to 4,000 homes, two primary schools, a local centre (including employment, community, retail and associated services, food and drink, community, leisure, residential uses and other accommodation), secondary mixed use zones (including employment, community, retail and associated services, food and drink, community, leisure, residential uses), open space and landscaped areas, sports pitches, associated engineering and infrastructure works, including the retention of the existing military lake and creation of a new lake, with details of appearance, landscaping, layout, scale and access reserved. Application is accompanied by an Environmental Statement and involves works to/affecting existing Public Rights of Way.	Outline permission granted 25 March 2022 – all matters reserved for further approval
20/02142/OUT	Northstowe Phase 3B Station Road Longstanton Cambs	Outline planning application for the development of Northstowe Phase 3B, comprising up to 1,000 homes, a primary school, secondary mixed use zone (with retail and associated services, food and drink, community, leisure, employment and residential uses), open space and landscaped areas, engineering and infrastructure works, with details of appearance, landscaping, layout, scale and access reserved. Application accompanied by an Environmental Statement.	Outline permission granted 25 March 2022 – all matters reserved for further approval
07/0003/OUT	Land Between Huntingdon Road And Histon Road Cambridge Cambridgeshire CB3 0LE	Mixed use development comprising up to 1593 dwellings, primary school, community facilities, retail units (use classes A1, A2, A3, A4 and A5) and associated infrastructure including vehicular, pedestrian and cycleway accesses, open space and drainage works.	Outline permission granted - 18 December 2013

2. APPENDIX B – NATIONAL TRUST COVENANTS

THE NATIONAL TRUST AND ITS POWERS TO ACCEPT COVENANTS

- 1) The National Trust for Places of Historic Interest or Natural Beauty (known as **The National Trust**) was established by section 4(1) of the National Trust Act 1907 “*for the purposes of promoting the permanent preservation for the benefit of the nation of lands and tenements (including buildings) of beauty or historic interest and as regards lands for the preservation (so far as practicable) of their natural aspect features and animal and plant life.*”
- 2) The National Trust Act 1937 (**1937 Act**) conferred further powers on The National Trust including, under section 8, a power to enter into agreements restricting land, to the same extent as they would have been entitled to do if The National Trust had owned adjacent land. This was expressed in the following terms:

"Where any person is willing to agree with the National Trust that any land or any part thereof shall so far as his interest in the land enables him to bind it be made subject either permanently or for a specified period to conditions restricting the planned development or use thereof in any manner the National Trust may if it thinks fit enter into an agreement with him or accept a covenant from him to that effect and shall have power to enforce such agreement or covenant against persons deriving title under him in the like manner and to the like extent as if the National Trust were possessed of or entitled to or interested in adjacent land and as if the agreement or covenant had been and had been expressed to be entered into for the benefit of that adjacent land".

NATIONAL TRUST COVENANTS

- 3) Deeds of covenant dated 30 April 1958 and 16 December 1958 were entered into between the Cambridge Preservation Society (now, Cambridge Past Present & Future (**CPPF**)) in favour of The National Trust, in accordance with section 8 of the 1937 Act. It is understood the CPPF acquired land to protect the rural character of the area to secure its openness prior to the creation of the Cambridgeshire green belt. The covenants (**NT Covenants**) were created to further secure the openness and rural character of the land.
- 4) The NT Covenants in both deeds are materially identical. The NT Covenants were to run with and bind the covenanted land and can be summarised as follows:
 - No actions or items should be carried out, placed, permitted, or left on the covenanted land that, in The National Trust's opinion, would materially alter its natural appearance or condition, be prejudicial to its amenities, or impact the surrounding area or the Trust itself.
 - No new buildings or structures may be constructed or left on any part of the covenanted land without prior written consent from The National Trust.
 - No mining or quarrying activities may be initiated or conducted on any part of the covenanted land without prior written consent from The National Trust.
 - No timber or similar trees may be cut down, trimmed, topped, removed, or replaced with other species (or a different mixture/distribution of species) without prior written consent from The National Trust.

THE COVENANTED LAND

- 5) The covenanted land is south of Madingley Road and in two parcels north east and north of the village of Coton, and also Coton Orchard on the western side of the M11. The land is not owned by The National Trust and is not inalienable land for the purposes of the National Trust Act 1907. Section 18(1) of the Acquisition of Land Act 1981 does not apply to the land.

- 6) The land subject to the NT Covenants largely remains open in nature. However, since the imposition of the NT Covenants the M11 motorway was constructed in 1980 on the eastern side of the covenanted land. Development has occurred at Coton Orchard by way of the construction of the Coton Orchard Garden Centre and associated car parking and such land therefore appears to no longer be bound by the NT Covenants.

THE IMPACTS OF THE SCHEME ON THE NT COVENANTS AND PROPOSED ARTICLE 55

- 7) The works proposed would breach the NT Covenants in respect of actions that would materially alter the natural appearance of the covenanted land. The proposed activities would also require the consent of The National Trust for the removal or trimming of trees within the relevant plots. The Scheme cannot be constructed without breaching some of the NT Covenants.
- 8) Under paragraph 4 of Schedule 1 to the Transport and Works Act 1992, an order may provide for the creation and extinguishment of rights over land, whether compulsorily or by agreement. Article 55 of the draft Order provides that the NT Covenants would be suspended and will not be enforceable from the date of acquisition of the burdened land whether compulsorily or by agreement or the date of entry on the burdened land following service of notice under section 11(1) of the Compulsory Purchase Act 1965. As such, the NT Covenants would be suspended for the period of construction and operation of the Scheme, rather than the Applicant simply relying on its statutory authority to carry out the works in breach of the NT Covenants which may act to extinguish the NT Covenants.
- 9) In Article 55 specific powers are sought to authorise the breach, to regulate the payment of compensation due, if any, and to allow for the NT Covenants to revive if the Scheme no longer operates on the Order land. This has the advantage of keeping the land required for the Scheme subject to the NT Covenants and further meaning that the interference with the original purposes of the NT Covenants is kept at the minimum possible whilst allowing for the Scheme to proceed. This further means that The National Trust may be better able to enforce over the land that is subject to the NT Covenants than if the NT Covenants were simply extinguished by the Order, on the basis that the original purposes of the NT Covenants remain largely unaffected by the Scheme.
- 10) In the absence of negotiating a voluntary agreement with the National Trust to allow the Scheme to proceed in the manner proposed, the Applicant's position is that the inclusion of Article 55 strikes the most appropriate balance between the public interest of the Scheme proceeding and the continued benefit for the relevant purposes of The National Trust in maintaining and enforcing the effect of the NT Covenants.

Womble Bond Dickinson (UK) LLP

August 2025