

DfT Reference: TWA/24/APP/03

Document Reference: CD26-01-APP-W7-06

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

ADDENDUM - UPDATE ON NEGOTIATIONS

James Franklin MRICS of CBRE

On behalf of Cambridgeshire County Council

11 November 2025

CBRE Ltd

Planning Inspector Reference: DPI/E0535/25/1

Negotiations Status Update

Preamble

This schedule provides an update on the status of negotiations with affected landowners and occupiers since submission of my Proof of Evidence (August 2025). It has been prepared to assist the Inquiry by reporting on how discussions have progressed since that date and to identify which agreements have advanced to legal completion or drafting.

The table follows the same format and terminology used in Section 5 and appendix B of my Proof of Evidence. For each party, it records:

1. **Plots (BoR):** the plot references included within the Order.
2. **Powers Sought:** the type of land interest or rights required.
3. **Negotiation Status (At Proof):** the position as reported in my Proof of Evidence in August 2025.
4. **Negotiation Status (Current):** the updated position as of 11 November 2025, reflecting subsequent legal or commercial progress.
5. **Update Since Proof:** a short narrative summarising key changes, milestones, or confirmations.

The schedule adopts a by-exception approach: where no substantive progress has occurred since the Proof, the previous status has been retained and marked “No Further Update.” Where negotiations have advanced, the update column identifies whether matters have progressed to solicitors, draft documentation, or completion.

Party / Objector	Plots (BoR)	Powers Sought	Negotiation Status (At Proof)	Negotiation Status (Current)	Update Since Proof
FW Deptford Ltd	14-153	Unrestricted powers to acquire land	Agreement Completed	Agreement Completed	N/A
Bourn Airfield (Taylor Family / Juniper Propco)	3-032b, 1-015, 3-036, 1-021, 1-004, 1-022, 3-033, 1-019, 1-024, 3-034, 4-039, 3-032a, 1-020	Unrestricted powers to acquire land; temporary use of land; acquisition of permanent rights	Agreement Completed	Agreement Completed	N/A
University of Cambridge	10-117, 14-155a, 14-155b, 15-161b, 15-163, 16-169b, 14-156a, 14-156b, 14-158a, 14-158b, 15-161a, 16-166, 16-169a, 16-171, 14-159a, 14-159b, 14-160, 15-167	Unrestricted powers to acquire land; temporary use of land; acquisition of permanent rights	Agreement Completed	Agreement Completed	N/A
CURUFC	17-181, 17-182, 17-184	Permanent acquisition; temporary use	Terms Agreed – In Legal Hands	Agreement Completed. Objection removed	Legal agreement has completed. Objection withdrawn (Ref: CD28-04)
Clare Hall	16-164a, 16-164b (in respect of rights reserved by Conveyance dated 24 June 1983) and 16-178, 16-179, 17-180, 17-181 (in respect of easement)		Engaged and Negotiating	Terms agreed and agreement completed. Objection removed	Legal agreement has completed. Objection withdrawn (Ref:CD28-03).
St John's College	10-110, 10-118, 11-122, 16-164a, 16-164b, 16-165, 16-170, 16-172, 16-173a, 16-173b, 16-175, 16-	Unrestricted powers to acquire land; temporary use of land; acquisition of permanent rights	Terms Agreed – In Legal Hands	Document draft finalised	Matter has progressed to Solicitors to document agreement

	176, 10-111, 10-116, 12-123, 16-162, 16- 168, 16-174, 10-119, 16-177				
Chivers Farms (Hardington) LLP	8-084	Temporary use of land	Offer Made – Engaged and Negotiating	Terms Agreed – In Legal Hands	Matter has progressed to Solicitors to document agreement. Objection withdrawn (Ref:CD28-05).
Bedlam Farming Company	9-093a, 9-093b, 9-097, 10-101, 10-102, 10-103, 9-098, 10-100, 9-088	Unrestricted powers to acquire land; temporary use of land; acquisition of permanent rights	Terms Agreed – Subject to Contract	Terms Agreed – In Legal Hands	Matter has progressed to Solicitors to document agreement. Objection withdrawn (Ref:CD28-05).
Jesus College	16-178, 16-179, 17-180, 17-181	Unrestricted powers to acquire land; temporary use of land	Offer Made – Engaged and Negotiating	Terms Being Finalised– In Legal Hands	Matter has progressed to Solicitors to document agreement
Taylor Wimpey	1-002, 1-003	Land subject to all order powers except for compulsory acquisition	Offer Made – Engaged and Negotiating	Terms Being Finalised – In Legal Hands	Matter has progressed to Solicitors to document agreement
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 (Please see schedule below for further information)	Matter has progressed to Solicitors to document agreement
Mr & Mrs Sadler	12-122 to 12-135	<i>Permanent acquisition; temporary use</i>	<i>Offer Made – Engaged and Negotiating</i>	<i>Offer Made – no further material engagement</i>	<i>No Further Update</i>
Martin Jenkins & Co-owners	4-043, 4-047, 4-048, 4-049	<i>Permanent acquisition; temporary use</i>	<i>Offer Made – Engaged and Negotiating</i>	<i>Offer Made – Engaged and Negotiating</i>	<i>No Further Update</i>
PX Farms Limited	6-073, 7-075, 7-076, 7-078, 7-081	<i>Permanent and temporary acquisition</i>	<i>Offer Made – Engaged and Negotiating</i>	<i>Offer Made – Engaged and Negotiating</i>	<i>No Further Update</i>

Nigel John Wallis / Richelle Wynona Wallis	12-124	<i>Unrestricted powers to acquire land</i>	<i>Offer Made – Engaged and Negotiating</i>	<i>Offer Made – Engaged and Negotiating</i>	<i>No Further Update</i>
Paragon Land	4-051, 5-062a, 5- 062b, 4-050, 5-057, 5-061	<i>Unrestricted powers to acquire land; temporary use of land; acquisition of permanent rights</i>	<i>Offer Made – Engaged and Negotiating</i>	<i>Offer Made – Engaged and Negotiating</i>	<i>No Further Update</i>
The Fosters / Rectory Farm	14-144a, 14-144c, 14- 146, 14-144b, 14- 145, 14-148	<i>Unrestricted powers to acquire land; temporary use of land; acquisition of permanent rights</i>	<i>Offer Made – Engaged and Negotiating</i>	<i>Offer Made – Engaged and Negotiating</i>	<i>No Further Update</i>
Anna Gazeley / Houston Crest Properties Ltd	13-142, 14-147	<i>Permanent acquisition; temporary use; permanent rights</i>	<i>Offer Made – No Material Engagement</i>	<i>Offer Made – no further material engagement</i>	<i>No Further Update</i>
Cambridge Past, Present & Future (CPPF)	13-140	<i>Permanent acquisition</i>	<i>Offer Made – No Material Engagement</i>	<i>Offer Made – no further material engagement</i>	<i>No Further Update</i>
Spearing Family	9-086 to 9-094, 11- 120	<i>Permanent acquisition; temporary use; permanent rights</i>	<i>Offer Made – No Material Engagement</i>	<i>Offer Made – no further material engagement</i>	<i>No Further Update</i>

National Highways

Summary of current agreement status with National Highways. The agreement is currently progressing between solicitors and anticipated completion shortly. The agreement will allow acquisition or use under licence for all land required to deliver the project.

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	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	9-095, 9-096	0.34	Land that has been reviewed by the project team and has now been agreed to be removed from the order

Unregistered Land (Documented in BoR as reputed FH Ownership in National Highway)	1-011, 5-058, 9-085a, 9-085b, 9-085c, 9-092, 10-109, 14-152	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
---	---	-------	---