

Your Ref:

Our Ref: NRM/TYL/PXF0001-0093

Date: 08/01/2025

Secretary of State for Transport
c/o Transport Infrastructure Planning Unit
Department for Transport
Great Minster House, 33 Horseferry Road
London
SW1P 4DR

By email to transportinfrastructure@bft.gov.uk

Roythornes LLP
Incubator 2
The Boulevard, Enterprise
Campus
Alconbury Weald
Huntingdon
PE28 4XA

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Dear Sirs

**Notice of Objection to the Cambourne to Cambridge Order and Notice of
Application to acquire land/rights in land compulsorily to use land and to
extinguish rights over the land**

We act for P.X. Farms Limited and enclose by way of service our client's Notice of
Objection. Please acknowledge safe receipt.

Yours faithfully



Roythornes LLP

Direct Line: 01480 772213

E-mail: NigelMaguire@Roythornes.co.uk

cc. Cambridgeshire County Council

Also at:

Birmingham
Nottingham
Peterborough
Spalding

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**NOTICE OF OBJECTION TO THE CAMBOURNE TO CAMBRIDGE ORDER AND
NOTICE DATED 12 NOVEMBER 2024 OF APPLICATION TO ACQUIRE
LAND/RIGHTS IN LAND COMPULSORILY TO USE LAND AND TO EXTINGUISH
RIGHTS OVER LAND**

To: Secretary of State for Transport
C/O Transport Infrastructure Planning Unit,
Department for Transport
Great Minster House
33 Horseferry Road
London SW1P 4DR

by email: transportinfrastructure@dft.gov.uk

And To: Cambridgeshire County Council
New Shire Hall
Emery Crescent
Enterprise Campus
Alconbury Weald
Huntingdon
PE28 4YE
(Acquiring Authority)

From: P.X. Farms Limited
Scotland Farm
Scotland Road
Dry Drayton
Cambridge
CB23 8AU

Re: The Draft Order being the Cambourne to Cambridge Order under the Transport and Works Act 1992, The Transport and Works (Applications and Objections Procedure) (England and Wales) Rules 2006 and Notice of Application of 12th November 2024

We, on behalf of the above mentioned P.X. Farms Limited hereby formally **OBJECT** to the Draft Order and particularly in relation to the provision expressed at (c) of the Notice of Application for

“a new travel hub building and Park and Ride site at Scotland Farm, Dry Drayton, with access for the buses over the existing bridge carrying Scotland Farm over the A428 “

This objection is based on the following grounds:

1. Insufficient negotiation: the Acquiring Authority has not made sufficient effort to reach agreement for acquisition by negotiation prior to resorting to the compulsory purchase procedure.
2. Outside Scope of Expressed Aims:
 - a. The proposed Park and Ride travel hub incorporates provision of a revenue generating scheme from the provision of energy to electric vehicles outside of the expressed aims and objectives of the project,
 - b. The area of land identified for acquisition is greater than that which is reasonably required for the Park and Ride and travel hub building, and
 - c. The Acquiring Authority has rejected reasonable proposals to accept the grant of a leasehold interest in the land and seeks instead to pursue the acquisition of the land:
 - i. beyond the scope of the expressed aims and beyond that which would be necessary for the establishment of a Park and Ride and Travel Hub and
 - ii. unreasonably prejudicing the longterm future interests of the present registered proprietor of the land.
3. Procedural irregularity: the notice has not been served on the Freehold Proprietor of the land earmarked for acquisition for the establishment of the Park and Ride travel hub.
4. Adverse Impact: The present plans fail to incorporate adequate provision to reduce
 - a. the visual and noise intrusion of the scheme on the adjoining residential properties and
 - b. the adverse impact of additional traffic to the adjoining residential and agricultural properties.

There are less intrusive alternatives for the proposed project that have not been adequately considered.

We request that the draft order be reconsidered and that any decision be delayed until this objection is fully addressed, potentially at the public inquiry where these issues can be examined in detail.

Please confirm receipt of this objection and provide further directions for the conduct of this matter.

The address at which correspondence relating to the objections may be sent is Roythornes LLP, Incubator 2, the Boulevard, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4XA (REF: NRM/PXF0001-0093) and by email to nigelmaguire@roythornes.co.uk.

A handwritten signature in black ink that reads "Roythornes LLP". The script is cursive and fluid.

Roythornes LLP

for and on behalf of P.X. Farms Limited

Dated 8 January 2025