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Date: 30 July 2021

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

By Email: transportinfrastructure@dft.gov.uk

Dear Sirs

ISSUED ON BEHALF OF:

The RFA Pemberton 1995 Trust
The Pemberton Settled Estates (AFP)
The Pemberton Farming Partnership and Associated Businesses
Trumpington Farming Company
Richard Anthony Francis Pemberton and Anthony Pemberton as Personal Representative of Sir Francis Wingate William Pemberton
(together known as 'The Pemberton Trustees')

OBJECTION TO APPLICATION FOR TRANSPORT AND WORKS ORDER AT TRUMPINGTON MEADOWS AND ADDENBROOKES MEDIPARK BY NETWORK RAIL IN RESPECT OF THE ACQUISITION OF LAND ON A PERMANENT AND TEMPORARY LAND TAKE AND THE ACQUISITION OF RIGHTS OVER LAND IN RESPECT OF CAMBRIDGE SOUTH STATION NEAR ADDENBROOKES AND TRUMPINGTON MEADOWS

Transport and works order reference no.: TWAO/NRCS/047

The Pemberton Trustees and their associated farming partnerships and other businesses, are the owners of and/or the owners and occupiers of property near Addenbrookes Hospital, Cambridge Biomedical Campus, and Trumpington Meadows, and agricultural land to the south and west of Cambridge. An application for the acquisition of land, both permanent or temporary, or for the acquisition of rights, has been submitted and although there have been initial consultations these have not been concluded and the Pemberton Trustees object to the proposal as set out in the TWAO application.

Cambridge Biomedical Campus is a major development which is subject to a complex structure of interests to enable delivery and development. Discussions as to the extent of the land to be acquired and the nature of the interests to be taken are ongoing but have not been concluded. The Pemberton Trustees therefore object to the scheme as described in the application for an order for the reasons outlined below.

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A part of the land is subject to long leasehold interests to Cambridge Medipark Ltd, which is the principle developer of the Cambridge Biomedical Campus. The Pemberton Trustees are aware that Cambridge Medipark Ltd is submitting objections to the proposed acquisition of land and the Pemberton Trust support those and incorporate these objections within this letter of objection. The principle grounds for objection are as follows:

1. The Extent of Land Taken

Parts of this land are subject either to leases to CML, or opted for leases for future development, for the provision of infrastructure, or for the provision of the country park and green environment. The extent of land permanently acquired should be kept to a minimum and The Pemberton Trustees object to the extent of property being acquired under the scheme.

2. The Nature of Rights Taken

The Pemberton Trustees have been provided with an outline arrangement for the permanent acquisition of land and the acquisition of temporary rights either for the purposes of working or for constructing or realigning infrastructure, or for the acquisition of permanent rights for the installation of services. The Pemberton Trustees object to the extent and nature of rights and basis of acquisition proposed so that these can be properly incorporated into the interests already granted. .

3. Infrastructure

Limited detail has been provided of the impact on the existing and proposed infrastructure in the form of roads, drains, services, and green infrastructure in the country park.

- (a) No detailed design has been provided as to the layout of access arrangements from existing roads to the proposed station. There is also impact on the access to future developments. These do not appear to have been taken in to account in the outline layout of the scheme.
- (b) Land drainage – The land take includes open drainage ditches and systems that provide storm water drainage from the existing and proposed developments, the country park, and from the surrounding farmland. Limited detail has been provided as to the nature of the works to be undertaken to maintain that drainage. Without such detail it is considered unsatisfactory to replace open ditches with underground culverts of limited capacity.
- (c) Green space and the country park – The Medipark development provides for the provision of the country park and access for the public to open spaces and the proposed scheme reduces the extent of this, which potentially impacts on the arrangements of future development and the creation of the park.
- (d) Farm access – the land to be acquired, or the rights to be acquired, is on property immediate adjacent to farmland that is in the ownership and occupation of The Pemberton Trustees and its farming businesses. There is an adverse impact on the access to this land and the provision of future access appears to also adversely impact on, or conflict with, the provision of realigned public access and cycleways, which potentially restricts access to the retained farm land. Further detail of a satisfactory arrangement for this access is required.

4. Cambridge Guided Bus

The TWAO application for Cambridge South Station is running concurrently with an application by Cambridge South East Transport (CSET) for the extension and construction of a busway. There appear to be areas of potential conflict over land acquisition, access rights, or temporary acquisition of land for works, and the combined provisions of the Cambridge South Station and the guided bus appear to conflict with existing transport arrangements, much of which is over privately owned roads within the Cambridge Medipark. There appears to be a lack of collaboration and alignment of

interests in that separate consultations and schemes are taking place and there is an opportunity for integration that would create a more beneficial and less damaging transport arrangement.

The Pemberton Trust reserve the right to alter, enhance, amend, or provide further detail or amend objections or comments as the consultation process progresses and further details of the scheme emerge.

Yours faithfully



Bidwells

on behalf of The Pemberton Trustees and associated businesses

Address for correspondence regarding representations

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